

ECONOMIC DEVELOPMENT & HOUSING COMMITTEE - REVISED

DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2017 AUG 17 AM 9:22

CITY SECRETARY
DALLAS, TEXAS

MONDAY, AUGUST 21, 2017

CITY HALL

COUNCIL BRIEFING ROOM, 6ES

1500 MARILLA STREET

DALLAS, TEXAS 75201

9:00 A.M. – 10:30 P.M.

Chair, Councilmember Tennell Atkins

Vice-Chair, Councilmember Rickey D. Callahan

Councilmember Lee M. Kleinman

Councilmember Scott Griggs

Councilmember Casey Thomas, II

Councilmember B. Adam McGough

Councilmember Mark Clayton

Councilmember Kevin Felder

Councilmember Omar Narvaez

Call to Order

1. Approval of August 7, 2017 Economic Development & Housing Committee Minutes

BRIEFINGS

2. Fiscal Year 2017-18 Annual Budget Briefing
Raquel Favela, Chief of Economic Development and Neighborhood Services
3. Discuss amendments to the FY17-18 Budget and make recommendations
Councilmember Tennell Atkins, Chair
Economic Development & Housing Committee
4. Revisions to the ROW Management Ordinance For Wireless Providers
Don Knight, Senior Assistant City Attorney
Rick Galceran, Director
Mobility and Streets Services
David Cossum, Director
Sustainable Development & Construction
5. Relocation-Chapter 39A Code Amendment
David Cossum, Director
Sustainable Development & Construction
Ashley Eubanks, Assistant Director
Sustainable Development & Construction
6. Overview of Dallas TIF Program
Robin Bentley, Interim Director
Office of Economic Development
Karl Stundins, Manager.
Office of Economic Development
7. HUD Recertification of Dallas Fair Housing Office
Beverly Davis, Assistant Director
Fair Housing & Human Rights

8. **UPCOMING CITY COUNCIL AGENDA ITEMS**

September 13, 2017

- A. Authorize an amendment to Resolution No. 16-1094, previously approved on June 22, 2016, with Southfair Community Development Corporation, a certified Community Housing Development Organization, for a housing development loan in the amount of \$112,000 to **(1)** increase the number of units from two to six; **(2)** increase the amount of funding from \$112,000 to \$712,000; and **(3)** extend the loan agreement from June 30, 2017 to August 31, 2018 to complete construction of six affordable single family homes located in the 2800-2900 block of South Boulevard – Not to exceed \$600,000 - Financing: 2004-05 HOME Investment Partnership Program Funds (\$23,741), 2005-06 HOME Investment Partnership Program Funds (\$141,936), 2006-07 HOME Investment Partnership Program Funds (\$19,999), 2009-10 HOME Investment Partnership Program Funds (\$384,777), 2010-11 HOME Investment Partnership Program Funds (\$9,551) and 2013-14 HOME Investment Partnership Program Funds (\$19,996)
- B. Authorize an amendment to Resolution No. 16-0391, previously approved on February 24, 2016, to extend the loan agreement with Southfair Community Development Corporation, a certified Community Housing Development Organization, in the amount of \$290,000 from June 22, 2017 to June 22, 2018 to complete construction of four affordable single family homes for the Townhomes Project located at 2825 South Boulevard - Financing: No cost consideration to the City
- C. Authorize **(1)** the first of four twelve-month renewal options to the contract with PeopleFund to administer the Community Development Block Grant (CDBG) Business Revolving Loan Program, for the purpose of serving and making loans to area businesses and creating and/or retaining jobs for low-to-moderate income persons, in accordance with Department of Housing and Urban Development (HUD) regulations; and **(2)** any unexpended balances of program income from prior contract years be rolled over to continue the Business Revolving Loan Program - Financing: No cost consideration to the City
- D. GrowSouth Neighborhood Challenge Grant Program Statement Revision
- E. Fair Chance Hiring

Adjourn



Tennell Atkins, Chair
Economic Development & Housing Committee

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

Handgun Prohibition Notice for Meetings Of Governmental Entities

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a propiedad con una pistola a la vista. "

Economic Development & Housing Committee

Meeting Record August 7, 2017

The Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Housing Department Staff Coordinator at 214-670-3906.

Meeting Date: August 7, 2017

Meeting Start time: 9:00 A.M.

Committee Members Present: Tennell Atkins (Chair) Rickey D. Callahan (Vice-Chair) Lee M. Kleinman Scott Griggs Casey Thomas, II B. Adam McGough Mark Clayton Kevin Felder Omar Narvaez	Staff Present: Raquel Favela, Chief of Economic Development & Neighborhood Services David Noguera, Director-Housing & Neighborhood Revitalization Robin Bentley-Interim Director-Office of Economic Development J. Hammond Perot, Assistant Director- Office of Economic Development Karl Stundins-Office of Economic Development Cynthia Rogers-Ellickson-Housing & Neighborhood Revitalization
Other Council Members Present: Dwayne R. Caraway	
Committee Members Absent	

AGENDA:

Housing Committee Meeting Called to Order by CM Tennell Atkins

- Approval of June 5, 2017 Economic Development Minutes & Housing Committee Meeting**
Presenter(s): CM Tennell Atkins

Action Taken/Committee Recommendation(s): Motion made to approve the minutes.

Motion made by: CM Casey Thomas, II	Motion seconded by: CM Omar Narvaez
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

- Dallas Public Improvement District (PIDs) Overview**
Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood/Robin Bentley, Interim Director of Office of Economic Development/J. Hammond Perot, Assistant Director of Office of Economic Development

Information Only: __

Action Taken/Committee Recommendation(s):

Motion made by: CM Casey Thomas, II	Motion seconded by: CM Omar Narvaez
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. Housing Department Update

Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/David Noguera, Director of Housing & Neighborhood Revitalization/Cynthia Rogers-Ellickson, Interim Assistant Director of Housing & Neighborhood Revitalization

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by: _____	Motion seconded by: _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Information Only: __

4. Upcoming Agenda Items

August 9, 2017

- A. Proposed North Lake Highlands Public Improvement District (PIDs)
- B. Authorize an amendment to Resolution No. 16-1095, previously approved on June 22, 2016, for the conditional grant agreement with Jubilee Park & Community Center Corporation to extend the completion date from June 30, 2017 to December 31, 2018 for the acquisition, demolition, relocation, predevelopment and construction of the Jubilee Neighborhood Project-District 2

August 23, 2017

- C. City of Dallas Public Improvement Districts (PIDs) Annual Assessment Rates for 2017 and the Services Plans for 2018; August 23, 2017 Call for Public Hearing & September 13, 2017 Hold Public Hearing
- D. Southfair 6 Lots Amendment – District 7
- E. Southfair Townhomes Extension – District 7
- F. Builders of Hope Creekside Contract Extension – District 8

Action Taken/Committee Recommendation(s): Motion made to move forward to full Council with items A, C and F.

Motion made by: CM Casey Thomas, II	Motion seconded by: CM Omar Narvaez
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Action Taken/Committee Recommendation(s): Items B, D and E will be held and return to the committee on August 21, 2017

Motion made by: CM Kevin Felder	Motion seconded by: CM Casey Thomas, II
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Meeting Adjourned: 10:46 A.M.

Approved By _____

FY 2017-18 Annual Budget: Economic and Neighborhood Vitality

Committee Briefing

August 21, 2017

**Raquel Favela
Chief of Economic
Development and
Neighborhood Services**



City of Dallas

Strategic Priority Overview

- Strategic Priority Statement
- Organizational Structure
- FY 2016-17 Major Accomplishments
- FY 2017-18 Budget Highlights
- Dallas 365 Goals



Strategic Priority Statement

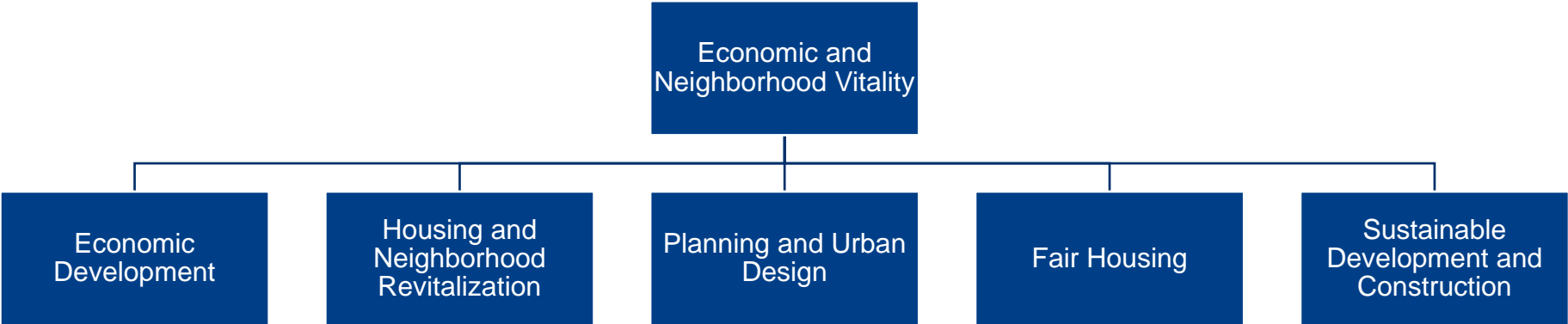
- Strengthen and grow the business community while planning and strengthening the long-term vitality of Dallas neighborhoods by expanding housing options and creating job opportunities

Strategic Priority Statement

- Increasing the total funds available for home repair from \$6.7 million to \$9 million, including grant funds.
- Conduct Market Value Analysis to assess the City's existing real estate conditions and provide the basis for development of housing strategy and economic development plan
- Improve Neighborhood Plus coordination by integrating the AmeriCorps VISTA program (fund through General Fund once grant funding expires)
- Partnering with the community to build a safe and dynamic Dallas



Organizational Structure



FY 2016-17 Major Accomplishments

- \$300,000,000 private investment leveraged
- 1,500 downtown residential units added to existing stock
- Leveraged private investment per public dollar (Area Redevelopment): \$5.00
- \$820,000 grants/loans funded – South Dallas/Fair Park Trust Fund
- Number of productions: 313; Number of Shoot Days Completed: 2,519 (Dallas Film Commission)

FY 2016-17 Major Accomplishments

Public/Private Partnership Program

- 16 projects approved by City Council anticipated to result in the creation or retention of 3,675 jobs and approximately \$271 million in new private investment
 - 9 projects (56.25%) in southern Dallas
 - 2 projects (12.50%) in Downtown
 - 5 projects (31.25%) in northern Dallas
- Estimated public investment for these projects (assuming all move forward) is \$18.86 million (tax abatements \$6.38 million and grants \$12.48 million)
- City leverage: \$14.40 of private investment for each public dollar committed

FY 2016-17 Major Accomplishments

Small Business Initiatives

- Supported small business startup and expansion to increase job creation and retention and provide community amenities
 - Small businesses employ nearly one third of the city's workforce and are major contributors to the City's tax base
 - Tools available for small business:
 - South Dallas Fair Park Trust Fund,
 - Revolving Loan Fund Program (Under PeopleFund management), and
 - Dallas Business Resource And Information Network (B.R.A.I.N)
- Workforce Readiness, Placement, and Retention Pilot initiative
 - Addresses skills gap associated with unemployment and underemployment in Dallas
 - Will provide career path training for entry-level and middle-skilled positions for individuals in the most disconnected/high poverty areas

FY 2016-17 Major Accomplishments



Dallas Film Commission

First Season of USA Network's *Queen of the South*
(Season Two airing now)



9



FY 2016-17 Major Accomplishments

Dallas Film Commission

“Dallas Named One of MovieMaker Magazine’s Best Places to Live and Work as a Moviemaker in 2017”



Dallas Film Commission

- Number of Productions: 328*
- Number of Shoot Days Completed: 2,046*

**Conservative – not able to track all projects*

‘11.22.63’ – HULU – a Warner Brothers production



10

FY 2016-17 Major Accomplishments

Housing & Neighborhood Revitalization

- Building local capacity through training and technical assistance
- To-date, completion of 703 units in development, homebuyer assistance and home repair
- FY 2016-17 expenditure of \$11.7M to support the creation and preservation of housing

FY 2017-18 Budget Highlights

- MVA steering committee established to develop a three-year rolling strategic plan for housing and economic development
- Strategic investments aligned with MVA
- Design and create programs to address community-defined needs
- Address market deficiencies in a comprehensive manner
- More funding directed towards programs and less administration costs

Goals



DALLAS 365



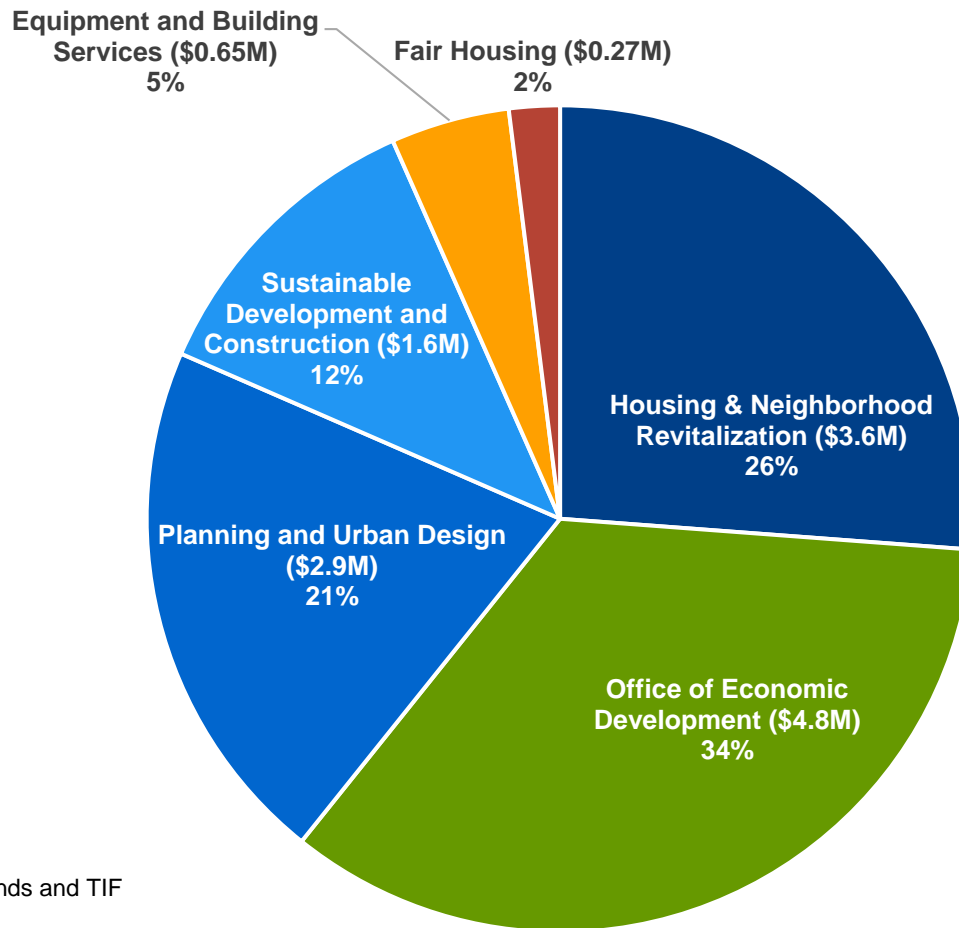
ECONOMIC AND NEIGHBORHOOD VITALITY

Strengthen and grow the business community while planning and strengthening the long-term vitality of Dallas neighborhoods by expanding housing options and creating job opportunities

Department	Measure	Target
Housing and Neighborhood Revitalization	Average cost per home repair	\$75,000
Housing and Neighborhood Revitalization	Number of housing units produced	305
Office of Economic Development	Net new jobs created (note: new measure)	TBD
Sustainable Development and Construction	Overall value of permits issued	\$4 billion



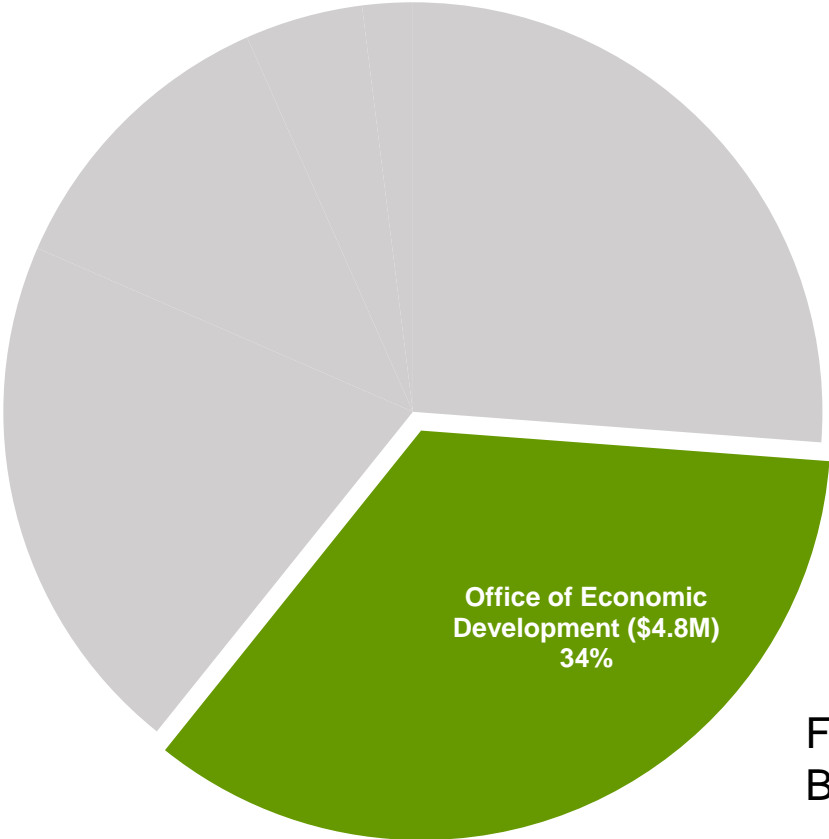
FY 2017-18 Budget Overview



*Excludes enterprise funds and TIF payments

FY 17-18 Proposed Budget: **\$14,006,097**

Office of Economic Development



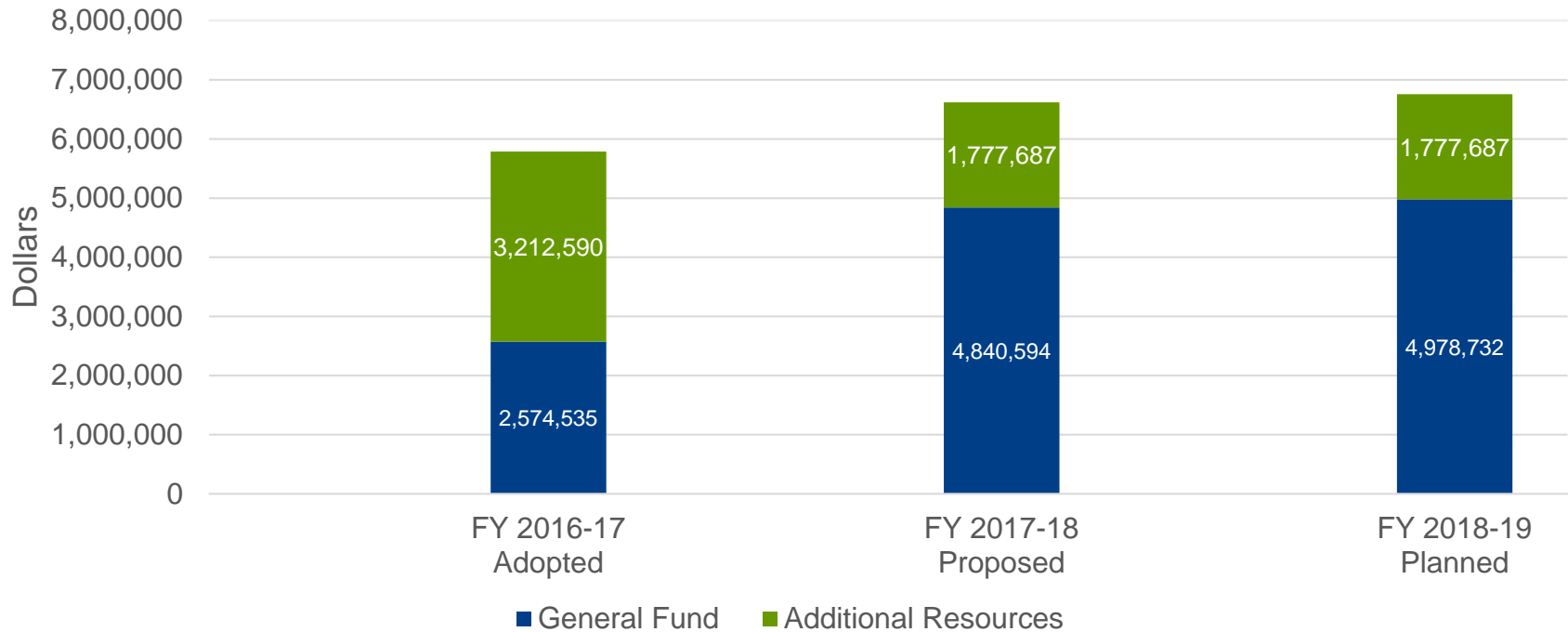
FY 17-18 Proposed
Budget: **\$4,840,594**

Office of Economic Development



Budget Overview

Office of Economic Development



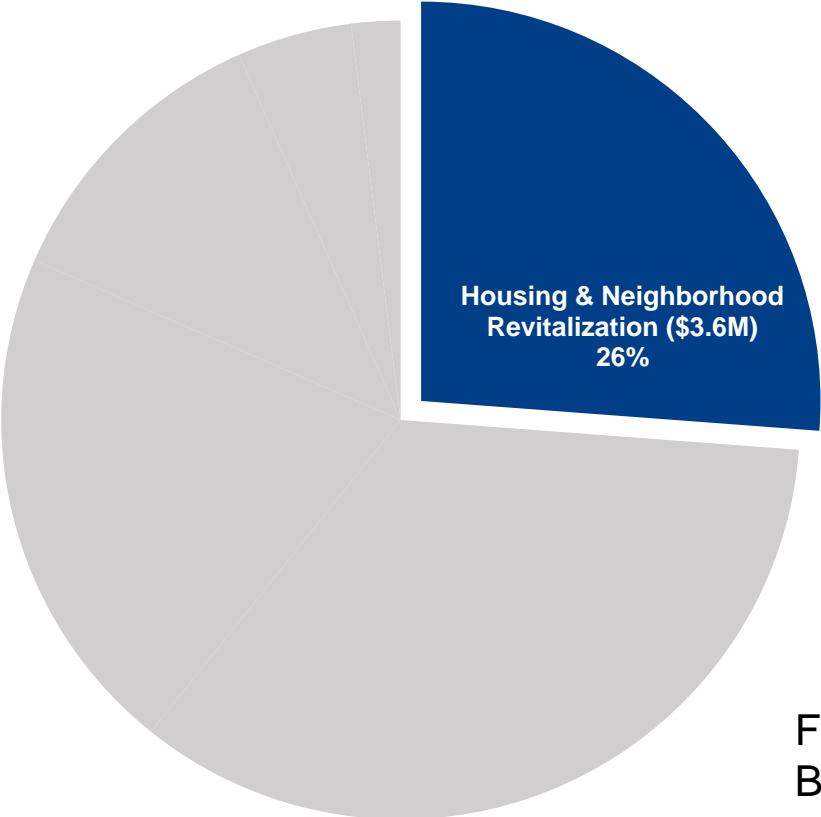
FY 2017-18 Proposed includes an additional \$800,000 to be transferred to the South Dallas/Fair Park Trust Fund (new in FY 2016-17, based on restructuring of funding; previously in OFS budget). FY 2017-18 reimbursements from DWU Payment In Lieu of Taxes (Public/Private Partnership funding) reduced by \$1,400,000. The effect of both adjustments gives the appearance of a \$2.2M budget increase in General Fund; however, the FY 2017-18 funding level for operations remains essentially the same as in FY 2016-17.

Housing & Neighborhood Revitalization Department – Purpose Statement

*To enhance the vitality and quality of life for all in
the Dallas Community*



Housing & Neighborhood Revitalization



FY 17-18 Proposed Budget: **\$3,668,283**

Organizational Structure

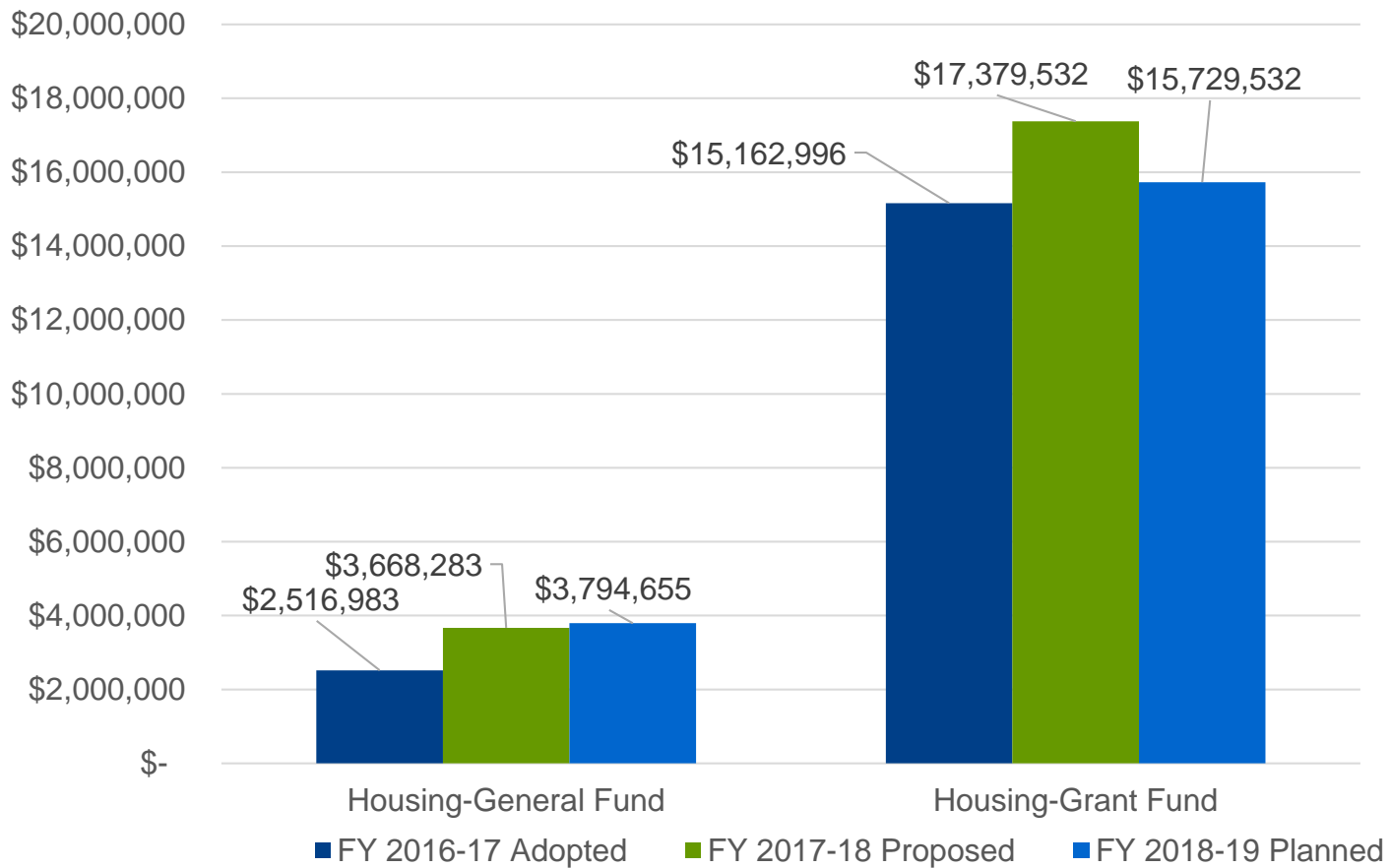


Housing & Neighborhood Revitalization

- Increase home ownership opportunities by diversifying housing products for all income bands
- Preserve existing owner-occupied and rental housing stock
- Increase availability of affordable housing opportunities
- Support neighborhood and community-based preservation and revitalization efforts
- Support a balanced growth strategy for Dallas to stabilize and increase the property tax base

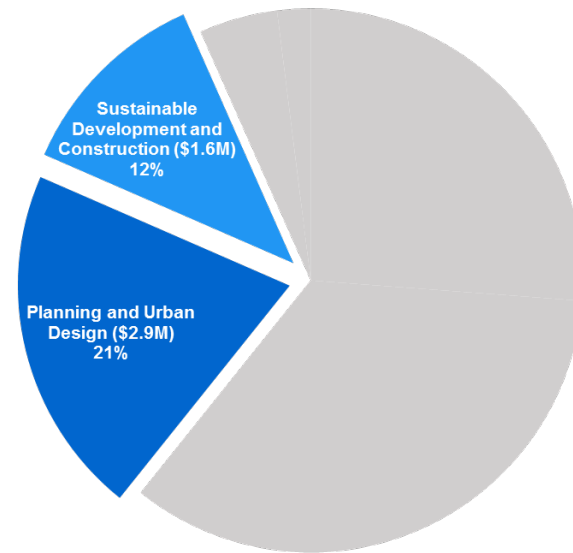


FY 2017-18 Budget Overview



Interdepartmental Collaboration

- Planning & Urban Design
 - Improving Neighborhood Plus coordination by integrating the AmeriCorps VISTA program
 - Lead the MVA study
- Sustainable Development & Construction
 - Enterprise fund activities including:
 - Issue over 65,000 building permits
 - Conduct over 400,000 inspections
 - Issue over 10,000 Certificates of Occupancy
 - Process 500 zoning changes
 - General Fund activities:
 - Historic Preservation
 - Real Estate Services



Future Outlook

- Expand MVA Steering Committee to include other interested stakeholders to:
 - Update comprehensive housing policy
 - Develop a strategic plan for housing and economic development



FY 2017-18 Annual Budget: Economic and Neighborhood Vitality

Committee Briefing

August 21, 2017

**Raquel Favela
Chief of Economic
Development and
Neighborhood Services**



City of Dallas

Memorandum



CITY OF DALLAS

DATE August 11, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **FY 2017-18 Budget Process**

As discussed at the budget presentation on Tuesday, August 8, the remaining budget development schedule will be different than included in the briefing materials.

Rather than having budget briefings on August 16 and 30, all briefings will be provided on Wednesday, August 16. On this date, we will brief Council on Truth-in-Taxation and on all six of the Strategic Areas.

Following this briefing day, Council amendments will be managed through the six committees that are aligned to the Strategic Areas. Please submit your proposed budget amendments to the chair of the assigned committee by the Friday prior to the meeting. Committees will discuss amendments and make recommendations on the following dates:

Monday, August 21:

9:00 to 10:30 – Economic Development and Housing Committee (Tennell Atkins)
11:00 to 12:30 – Human and Social Needs Committee (Casey Thomas)
1:00 to 2:30 – Government Performance and Financial Management Committee (Jennifer Gates)

Monday, August 28:

9:00 to 10:30 – Quality of Life, Arts, and Culture Committee (Sandy Greyson)
11:00 to 12:30 – Public Safety and Criminal Justice Committee (Adam McGough)
1:00 to 2:30 – Mobility Solutions, Infrastructure, and Sustainability Committee (Lee Kleinman)

On Tuesday, August 29, we will send to Council all submitted amendments and the associated committee recommendations from the six committee meetings. The chair of each committee will then report to full Council on Wednesday, August 30.

If Council Members choose not to submit amendments through the committees, please submit them to the City Manager's Office no later than Monday, August 28 at noon for inclusion in the memo to full Council on August 29.

We will incorporate amendments into the budget ordinance as appropriate. Council will consider the budget "second reading" and tax rate ordinance on September 20.

To facilitate the amendment process, attached is a form for you to use. It is important to remember that in order to maintain a balanced budget, amendments must identify not

only the Use of Funds, but also an equal amount of Source of Funds. If the Use of Funds will be recurring, then the Source of Funds must be recurring as well to ensure that the amendment does not negatively impact future years.

If you have any questions, please contact me, Elizabeth Reich, or Jack Ireland.



F.C. Broadnax
City Manager

Attachment

- c: Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizar Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Raquel Faveta, Chief of Economic Development & Neighborhood Services
- Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE August 11, 2017

TO Committee Chair Name

SUBJECT **FY 2017-18 Budget Amendments**

I propose the following balanced amendment(s) to the FY 2017-18 budget.

Amendment #1

Source of Funds	Use of Funds

Amendment #2

Source of Funds	Use of Funds

Amendment #3

Source of Funds	Use of Funds

Council Member

c: T. C. Broadnax, City Manager
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
M. Elizabeth Reich, Chief Financial Officer
Jack Ireland, Director, Office of Budget

Memorandum



CITY OF DALLAS

DATE August 15, 2017

TO The Honorable Members of the Economic Development and Housing Committee:
Tennell Atkins (Chair), Rickey D. Callahan (Vice-Chair), Lee M. Kleinman, Scott
Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, and Omar
Narvaez

SUBJECT **Revisions to the Right-of-Way Management Ordinance for Wireless Providers**

On Monday, August 21, 2017, the Committee will be briefed on proposed changes to Chapter 43, Article VIII, of the Dallas City Code necessary to comply with SB1004, which was passed by the State Legislature and goes into effect on September 1, 2017. The briefing material is attached for your review.

Please contact me or David Cossum if you have any questions or need additional information.

A handwritten signature in blue ink, appearing to read 'Majed Al-Ghafry'.

Majed Al-Ghafry
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bijor Tolbert, Chief of Staff to the City Manager
Raquel Favela, Chief of Economic Development & Neighborhood Services

Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Revisions to the Right-of-Way Management Ordinance for Wireless Providers

Implementing SB1004

Economic Development
& Housing Committee

August 21, 2017

Don Knight, Senior Assistant City Attorney
Rick Galceran, Director, Mobility and Street
Services

David Cossum, Director, Sustainable
Development and Construction



City of Dallas

Background

- Historically small cells have been treated as other private uses of right-of-way and subject to license provisions of Chapter 43
- Senate Bill 1004 was approved in the last legislative session which:
 - Requires that cities allow wireless providers in public right-of-way
 - Establishes maximum fees that cities can charge for wireless related installations in public right-of-way
 - Establishes certain processes and standards for wireless related installations that cities must comply with
- Senate Bill 1004 provisions go into effect on September 1, 2017

SB 1004/Chapter 284 Local Govt Code - Terms

- “Network node” – an antenna and related wireless equipment but does not include fiber connecting “Transfer Facilities” or the “Pole, which are separately defined.



SB 1004/Chapter 284 Local Govt Code - Terms

- "Node support pole" - is a new pole installed just to support a network node facility.



SB 1004/Chapter 284 Local Govt Code - Terms

“Network provider” - is very broad, as it includes a “wireless provider” as well as wireless infrastructure providers.

CMRS PROVIDERS

- AT&T Mobility
- Verizon Wireless
- Sprint
- T-Mobile

WIRELESS INFRASTRUCTURE PROVIDERS

- Crown Castle
- Extenet
- Mobilitie
- Zayo
- and others...

SB 1004/Chapter 284 Local Govt Code - Terms

“Pole” - includes three other defined term items:

- “Node support pole” - is a new pole installed just to support a network node facility
- “Service pole” - includes city traffic signal poles, non-decorative street lights, street signs
- “Utility pole” - means a pole that provides:
 - (A) electric distribution with a voltage rating of not more than 34.5 kilovolts (i.e. ONCOR); or
 - (B) services of a telecommunications provider, as defined by Section 51.002, Utilities Code (i.e. AT&T).

SB 1004/Chapter 284 Local Govt Code - Provisions

- Grants access to municipal ROW for network providers to install network nodes and related transport facilities (fiber)
- Limits compensation to City for that use to \$250 annually per network node and \$28 per month per transport facility
- City retains authority to regulate placement and design in accordance with Chapter 284
- Allows enhanced protections in areas designated by the City as Design Districts, Historic Districts, and underground districts
- New node support poles do not have to be allowed in municipal parks and adjacent to residential areas

SB 1004/Chapter 284 Local Govt Code - Provisions

- Maximum height for a support pole under Chapter 284 is 55 feet in height
- Network node may not exceed 6 cubic feet in volume.
- Related equipment may not exceed 27 cubic feet in volume.
- Enhanced protections can be applied to designated districts:
 - Design Districts
 - Historic Districts
 - Underground Districts

SB 1004/Chapter 284 Local Govt Code - Provisions

- Provides for filing applications for up to 30 network nodes at a time
- Provides a “Shot clock”
 - **Network nodes**—30 days to determine completeness; 60 days to approve or deny, or if not acted on by that time permit is deemed approved.
 - **Node Support poles**-30 days to determine completeness; 150 days to approve or deny, or if not acted on by that time permit is deemed approved
 - **Transfer facility [fiber]**-10 days to determine completeness; 21 days to approve or deny, or if not acted on by that time permit is deemed approved

Right-of-Way Management Ordinance

Chapter 43, Article VIII, Proposed Revisions

- Designates all TIF's, PID's, and areas zoned as Planned Development districts or Form districts as Design Districts
- Designates areas with underground utilities as underground districts
- Authorizes staff to publish a Design Manual with the specific regulations governing the placement and installation and repair of Network nodes, node support poles and related equipment
- Authorizes Director to require that facilities be installed without street excavation in a Design District or an area of high vehicular traffic unless permittee can show no existing facilities are available to serve its current needs, whether owned by the permittee or others

Right-of-Way Management Ordinance

Chapter 43, Article VIII, Proposed Revisions

- Limit the number of pending applications for each applicant to 30 at a time
- Provide that incomplete applications will be denied if not supplemented in the time allowed by the statute
- Prohibit new node support poles in parks and in residential areas as allowed by Chapter 284.
- Design Manual developed by staff will provide detailed regulations for the placement, installation and repair of network nodes, node support poles, and transport facilities.

Elements of Design Manual

- Submittal requirements for permit
- Pole spacing requirements
- Placement of equipment and fixtures on pole to not impact pedestrian or vehicular traffic
- Placement of free standing equipment to not impact visibility or pedestrian or vehicular traffic.

Challenges and Observations

- Short time period to implement Chapter 284 has made it difficult to engage in typical stakeholder meetings on revisions
- Staff is committed to listening to industry and the community going forward to determine what fine tuning may be required to the ordinance or regulations based on experiences
- If needed changes to the ordinance are identified, proposed amendments will be brought back to Council for consideration
- Changes to the Design Manual may be made at the staff level

Next Steps

- City Council consideration of proposed amendments on August 23, 2017 agenda

Memorandum



DATE August 16, 2017

TO Members of the Economic Development & Housing Committee:
Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman,
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,
Omar Narvaez

SUBJECT **Relocation-Chapter 39A Code Amendment**

On Monday, August 21, 2017, you will be briefed on proposed changes and updates to Chapter 39A. The briefing materials are attached for your review.

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela
Chief of Economic Development & Neighborhood Services

c: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
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Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Relocation – Chapter 39A Code Amendment

Economic Development &
Housing Committee

August 21, 2017

David Cossum, Director,
Ashley Eubanks, Asst. Director
Department of Sustainable
Development and Construction



City of Dallas

Presentation Overview

- Background
- Objectives
- Concerns of Chapter 39A
- Proposed Code Amendments
- Next Steps

Background

Various laws mandate relocation assistance for persons displaced by governmental actions

- Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) passed by Congress in 1970, as amended
 - Provides for assistance for all federally funded projects causing displacement.
- Texas Property Code - Senate Bill 18, enacted by the 82nd Texas Legislature, Title 4, Chapter 21. “Eminent Domain”
 - Provides for Relocation Assistance to be compatible with URA.

Background

- Dallas City Code – Chapter 39A – “Relocation Assistance-Eminent Domain”:
 - Provides for Relocation Assistance to eligible persons displaced by actions of the City of Dallas
 - Provides that information regarding residential and commercial replacement sites be maintained and readily available
 - Provides for procedures to review appeals

Objectives of Relocation Process

- Provide relocation assistance for eligible persons permanently and involuntarily displaced by governmental actions.
- Each displaced person is entitled to receive the following:
 - Advisory service on benefits
 - Relocation financial assistance, if eligible
 - Explanations of eligibility requirements
 - Technical assistance with applications and required forms

Objectives of Relocation Process

- Provide current information on federal, state and local housing programs.
- Minimize hardships by providing counseling, referrals to other sources of assistance (e.g., welfare assistance, job training, drug or alcohol treatment, child care, etc.) and such other help as may be appropriate.

Concerns with Chapter 39A

- Compatibility issues with URA
 - What qualifies a person to be considered displaced
- Other notable areas requiring updates:
 - Update and provide for compatibility language to mirror Federal Law (URA) and local laws
 - Title/Scope of Chapter
 - Definitions
 - Requirements regarding Relocation Assistance Program
 - Temporary Housing Payment

Proposed Code Amendments

Displaced Person Definition

- Chapter 39A currently requires a person to be in occupancy upon three critical dates:
 - Public Notice date; and
 - Initiation of Negotiation; and
 - Notice of City's intent to acquire
- Proposed Code Amendment
 - Mirror URA definition - any person who moves from real property, or moves his or her personal property as a direct result of a written purchase offer

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Proposed Code Amendments

Other Notable Areas	Proposed Code Amendment
<u>Temporary Housing Payment</u> (Official Order to temporarily vacate) Food expenses - \$10/day Housing Expenses - \$50/night	Increase housing payments to mirror U.S. Office of Personnel Management – General Texas Per Diems. See Appendix. (No provision in URA)
<u>Replacement Housing Payment</u> Owner Occupant – 180 days Relocation benefit \$22,500 Tenant occupied – 90 days Relocation Benefit - \$5,250	Provide for language to mirror Federal Law Owner Occupant – <u>90</u> days Relocation benefit <u>\$31,000</u> Tenant occupied – 90 days Relocation Benefit - <u>\$7,200</u> Replacement Housing Payment could exceed benefits above, resulting in Last Resort Payment: Allow for last resort payment to be administered by Administrative Action up to authorized amount.
<u>Other General Definitions</u> <u>i.e. Comparable Replacement Dwelling,</u> <u>Decent Safe and Sanitary Housing</u>	Provide for language to mirror Federal and local laws of the City of Dallas, where applicable
<u>Scope/Title of Chapter 39A</u>	Remove Eminent Domain reference in Title Provide for language to mirror Federal law
<u>Relocation Assistance Program</u> <u>i.e. Record Keeping, Written Notices, Providing</u> <u>Public information</u>	Provide for language to mirror Federal law

Recommendation

- Instruct staff to proceed with preparing ordinance and scheduling for City Council consideration.

Next Steps

- Prepare ordinance and schedule for City Council consideration

Appendix

5/24/2017

Dallas County, Texas Per Diem Rates for 2017

*** This Data Page Provided By PerDiem101.com ***
 Source: <https://www.perdiem101.com/conus/2017/dallas-texas#>

Month	Lodging ⓘ	Meals & IE ⓘ	Meals Only ⓘ	Proportional Meals ⓘ	Incidentals ⓘ
January 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
February 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
March 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
April 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
May 2017	\$146.00	\$64.00	\$59.00	\$37.00	\$5.00
June 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
July 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
August 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
September 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
October 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
November 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00
December 2017	\$135.00	\$64.00	\$59.00	\$37.00	\$5.00

Cities in the Dallas County Per Diem Area

In the Continental United States (CONUS), per diems are assigned on a county-by-county basis. These rates apply to all cities, towns, and other areas that fall within the borders of Dallas County.

The Dallas County per diem rates listed on this page apply to business travel in the following cities: Addison, Balch Springs, Buckingham, Carrollton, Cedar Hill, Cockrell Hill, Coppell, Dallas, Desoto, Duncanville, Farmers Branch, Florence Hill, Garland, Grand Prairie, Highland Park, Hutchins, Irving, Lakeland Heights, Lancaster, Lawson, Mesquite, Pleasant Valley, Richardson, Rowlett, Sachse, Seagoville, Sunnyvale, University Park, Wilmer, and other unincorporated areas within Dallas County boundaries.

<https://www.perdiem101.com/conus/2017/dallas-texas#>

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Relocation – Chapter 39A Code Amendment

Economic Development &
Housing Committee

August 21, 2017

David Cossum, Director,
Ashley Eubanks, Asst. Director
Department of Sustainable
Development and Construction



City of Dallas

Memorandum



DATE August 16, 2017

TO Members of the Economic Development & Housing Committee:
Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman,
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,
Omar Narvaez

SUBJECT **Overview of Dallas TIF Program**

On Monday, August 21, 2017, you will be briefed on the Overview of Dallas TIF Program. The briefing materials are attached for your review.

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela
Chief of Economic Development & Neighborhood Services

c: The Honorable Mayor and Members of the City Council	Jon Fortune, Assistant City Manager
T.C. Broadnax, City Manager	Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Larry Casto, City Attorney	Jill A. Jordan, P.E., Assistant City Manager
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Majed A. Al-Ghafry, Assistant City Manager	Directors and Assistant Directors

Overview of Dallas TIF Program

Economic Development & Housing Committee

August 21, 2017

Robin Bentley, Interim Director
Office of Economic Development
City of Dallas



City of Dallas

Presentation Overview

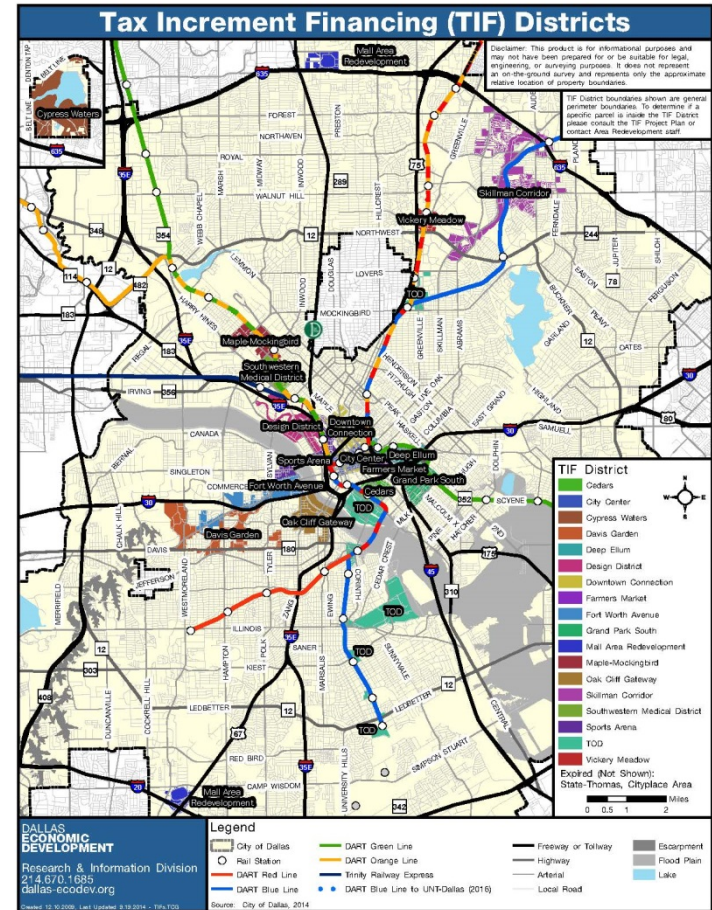
- Overview of the City of Dallas TIF program
- Areas of Focus
 - Improving administrative process
 - Addressing under-performing TIF Districts
 - Closing out expired TIF Districts
 - Incorporating MVA findings
 - Addressing FMPC Cap
 - Developing Universal Design Guidelines
- Next Steps

Purpose

- Provide information on Dallas TIF program and upcoming changes
- Look at next steps

Background/History

- First City TIF District created in 1988 (State-Thomas)
- 18 active TIF Districts
- 2 expired TIF Districts (State-Thomas and Cityplace Area)
- Successful program as measured by property value growth. As of 2017, overall property values grew by 253% (\$8.5 billion) cumulatively over the total of the base values for the districts



Background/History – Statistics

Below is a summary of all development in Dallas TIF Districts:

- 29,743 new residential units completed and an additional 7,531 units under construction in the 20 TIF districts
- Over 10 million square feet of commercial space constructed or renovated and another 3.6 million square feet under construction.
- Over 4,000 hotel rooms completed and 1,517 rooms under construction.
- Total TIF expenditures or allocations of \$1.196 billion leveraged over \$12.7 billion in added or anticipated property value.
- Comprehensive information about the Dallas TIF program is found in the appendices (Source: 2015-16 TIF Annual Reports)

Background/History – Affordable Housing in TIF Projects

TIF	Year Established	Affordable Housing Requirement	Requirement Period	Residential Units Produced (Completed)	Affordable Units Produced (Completed)	Affordable Units Committed (Approved/UC)	Total Affordable (Committed and Complete)	Total Units Committed after Affordable Housing Required	Affordable Units created with other programs in TIF Districts	Total Affordable (Committed and Complete)
Cedars Area TIF	1992	20%	2011 forward	317	193	18	0	335		193
City Center TIF ^{1,2}	1996	10%	2012 forward ^{1,2}	2,044	114	29	3	2,073	92	209
Cityplace Area TIF	1992	none	n/a	2,208	0	0	0	2,208	162	162
Cypress Waters TIF	2010	20%	Inception to TIF Close Out in 2015	814	163	0	0	814		163
Davis Garden TIF	2007	20%	since inception	290	274	2,881	576	3,171		850
Deep Ellum TIF	2005	20%	since inception	0	0	0	0	0		0
Design District TIF	2005	20%	since inception	214	43	309	62	523		105
Downtown Connection TIF ³	2005	10%	since inception ³	985	230	1,106	133	2,091	204	567
Farmers Market TIF	1998	none	2014 Forward	970	0	408	60	1,378		60
Ft. Worth Ave TIF	2007	20%	since inception	200	40	0	40	200		80
Grand Park South TIF	2005	20%	since inception	0	0	0	0	0	110	110
Mall Area TIF	2014	20%	since inception	0	0	0	0	0		0
Maple/Mockingbird TIF	2008	20%	since inception	249	52	0	0	249		52
Oak Cliff Gateway TIF	1992	20%	2009 Forward	984	179	166	34	1,150		213
Skillman Corridor TIF	2005	20%	since inception	579	40	0	0	579		40
Southwestern Medical TIF	2005	20%	since inception	0	0	150	23	150		23
Sports Arena TIF ¹	1998	20%	2012 forward ¹	0	0	300	60	300		60
State Thomas	1988	none	n/a	2,530	0	0	0	2,530		0
TOD TIF	2008	20%	since inception	193	98	0	0	193	279	273
Vickery Meadow TIF ⁴	2005	20%	since inception	325	0	0	0	325		0
				12,902	1,426	5,367	991	18,269	847	3,160

1. The Intown Housing Program provided affordable units in the downtown area until the program ended in 2002.

2. City Center had an affordable housing set aside to fund new affordable residential units throughout the City. After 2012, 10% of all new units are required to be affordable.

3. Downtown Connection used bond proceeds from the Mercantile project to provide affordable housing funding.

4. \$1 million set aside from Vickery Meadow TIF for affordable units citywide.

5. \$1M paid for offsite affordable housing

Areas of Focus

- **Updating administrative procedures** – TIF application process/fees, underwriting standards have not changed since the program was initiated
- **Improved Project Review** – Creation of a multi-departmental team to better coordinate TIF project review and expedite ongoing development and permitting issues
- **Under-performing TIF Districts** – For a variety of reasons, some TIF Districts have not met financial expectations
- **Expired/Expiring TIF Districts** – Closing out the two completed TIF Districts will create some immediate financial benefit but no additional TIF districts will terminate in the next 3 years
- **Mixed Income Housing** – Need better integration of TIF funding with Housing initiatives, including MVA
- **FMPC Cap** – There is limited capacity to create new TIF Districts without changes to Dallas Financial Management Performance Criteria (FMPC)
- **Development Standards** – staff is exploring the development of universal design guidelines

Updating Administrative Procedures

- **TIF Application unchanged since start of program**
 - Application is lengthy and not user friendly
- **New TIF Application to be implemented immediately**
 - Sets clear expectations for submission
 - Allows developers to submit their own project financial spreadsheets instead of requiring duplicative efforts to translate information into City format
- **Underwriting** – We are procuring a consultant to underwrite projects currently in our pipeline, and to train staff on underwriting best practices. This consultant should be in place by the end of August.
- **Application Fee** – Staff evaluating use of application fee to offset cost of review and underwriting. Any proposed application fees will be presented as part of a revised TIF Policy to be brought to this committee for review later this year.
- **Monitoring** – Staff is developing compliance monitoring procedures to ensure that contractual obligations, including affordable housing, are met.

Improved Project Review Process

Create interdepartmental team to improve developer experience by year-end:

- Allows more comprehensive project review
- Helps streamline development process (benefit to developer)
- Helps avoid situations where project is delayed because issue identified after construction is underway
- Proposed team composition
 - Office of Economic Development
 - Housing and Neighborhood Revitalization
 - Fair Housing
 - City Attorney's Office
 - Sustainable Development – Design, Zoning, Permitting, Engineering
 - Transportation
 - Public Works
 - Real Estate
 - Dallas Water Utilities

Underperforming TIF Districts

Grand Park South TIF District experienced limited activity since its creation in 2005 and has lacked a functioning TIF Board for several years

- Opportunities:
 - City owned land - the area contains some strategically located, city-owned land near the Light Rail system that could be utilized for redevelopment
 - Build on success of South Boulevard/Park Row neighborhood
- Constraints:
 - Limited private investment in the area; market rates for new construction are difficult to establish

Underperforming TIF Districts

Davis Garden TIF District has not seen forecasted growth in the Canyon area

- Opportunities:
 - Significant infrastructure work now complete
 - Highway visibility and access
 - Need for additional retail choices in area
 - Remainder of TIF District showing variety of new construction
- Constraints:
 - Limited private investment in the area; market rates for new construction are difficult to establish
 - Significant infrastructure still needed
 - Changing retail marketplace

Underperforming TIF Districts

Cedars TIF District has not seen forecasted growth

- Opportunities:

- Historical structures in area anchored by the Ambassador Hotel
- Heritage Village
- Interested developers with some large tracts of land assembled
- High Speed Rail terminal and Lamar Entertainment District
- Light Rail connection

- Constraints:

- Limited time prior to TIF expiration in 2022 means limited ability to collect increment for new projects
- Many infrastructure needs
- Lack of land assembly in places
- No ability to extend term of TIF District under existing policy since the term was previously extended

Underperforming TIF Districts

Next Steps:

- Staff will use regularly scheduled board meetings as an opportunity to present ideas to spur development and improve performance to each TIF Board of Directors

Expired/Expiring TIF Districts

- Closing out Cityplace Area and State-Thomas TIF Districts releases approximately \$1.3M to the contributing taxing entities
- No other TIF Districts are scheduled to terminate until 2022
- The following chart shows a comprehensive list of TIF Districts and expiration date, as well as set-asides and cash balances

TIF #	TIF District	Fund	Expiration Year *	TIF Set-Asides	Net Cash Balance
1	State - Thomas		Expired	\$0	\$520,042
2	Cityplace Area		Expired	\$0	\$865,983
4	Cedars	0033	2022	\$1,224,087	\$0
3	Oak Cliff Gateway (OC/Bishop-Jefferson)	0034	2028/2044	\$0	\$0
5	City Center (CC/Lamar-West End)	0035	2022/2037	\$3,964,937	\$0
6	Farmers Market	0036	2028	\$987,137	\$0
7	Sports Arena (Victory/Riverfront/West Dallas)	0038	2028/2042/ 2042	\$129,522	\$0
11	Downtown Connection	0044	2036	\$0	\$0
10	Southwestern Medical	0046	2028	\$0	\$0
9	Vickery Meadow	0048	2028	\$555,000	\$0
20	Mall Area Redevelopment	0049	2045	\$0	\$6,294
8	Design District	0050	2028	\$2,075,916	\$436,131
14	Skillman Corridor	0052	2036	\$381,800	\$0
13	Grand Park South	0054	2036	\$0	\$120,379
12	Deep Ellum	0056	2028	\$180,896	\$0
15	Fort Worth Avenue	0058	2030	\$0	\$0
16	Davis Gardens	0060	2040	\$0	\$0
17	TOD	0062	2039	\$0	\$0
18	Maple Mockingbird	0064	2034	\$120,180	\$0
19	Cypress Waters	0066	2041	\$0	\$0
	Total			\$9,619,475	\$1,948,830

* Expiration dates shown for all sub-districts

The City Center, Sports Arena, and Oak Cliff Gateway TIF Districts have sub-districts that expire in different years. The sub-districts are listed at the left of the chart; the expiration year of each sub-district is shown in the order the sub-districts are listed

Mixed-Income Housing

Work with Housing Department to integrate MVA results into TIF implementation.

FMPC Cap

- State law says that the total appraised value of property in all TIF Districts cannot exceed 25% of the total taxable real property appraised value in the City.
- The City's Financial Management and Performance Criteria sets a lower cap – it limits the proportion of value of property in TIF Districts at 10% of the City's total appraised value.
- Based on 2017 certified tax rolls, the proportion of Dallas' property value in reinvestment zones is now at 10.3% of the City's total appraised value.

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FMPC Cap

- Possible actions
 - Amend FMPC to increase cap
 - Take no action, and wait for existing TIF Districts to expire
- Staff recommendation is to increase the FMPC cap to 15%, to allow room for property value increases in existing TIFs and for new or expanded districts to address the MVA findings.
- This recommendation will be presented, along with several other unrelated changes to the FMPC, at the September 5 Government Performance and Financial Management Committee.

Development Standards

- Staff is exploring creation of Universal Design Guidelines for developments receiving financial assistance from the City
- Goal is to incorporate design features that make the facility or home usable to the greatest number of people, and to allow homes to remain usable to their owners as they age in place.
- Includes concepts such as reinforcing walls for future installation of grab bars, increased hallway widths, and no-step entrances.

Next Steps

- Implement new TIF application immediately
- Engage underwriting consultant and begin underwriting training immediately
- Investigate use of TIF application fee and bring proposal to committee as part of TIF Policy revision proposal later this year
- Work with Housing to integrate MVA findings
- Develop strategies to improve operations of underperforming TIF Districts and review with TIF Boards throughout Q4 of 2017 and Q1 of 2018
- Create compliance and monitoring procedures by end of 2017
- Develop recommendation as to FMPC cap and bring to committee by end of 2017
- Continue research into Universal Design Guidelines

Overview of Dallas TIF Program

Economic Development & Housing Committee

August 21, 2017

Robin Bentley, Interim Director
Office of Economic Development
City of Dallas



City of Dallas

Memorandum



DATE August 16, 2017

TO Members of the Economic Development & Housing Committee:
Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman,
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,
Omar Narvaez

SUBJECT **HUD Recertification of Dallas Fair Housing Office**

On Monday, August 21, 2017, the Committee will be briefed on the U. S. Department of Housing and Urban Development's (HUD) recertification of the City of Dallas Fair Housing Office.

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela
Chief of Economic Development & Neighborhood Services

c: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
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Directors and Assistant Directors

HUD Recertification of Dallas Fair Housing Office

Economic Development
and Housing Committee
August 21, 2017

Beverly Davis, Assistant
Director, Fair Housing and
Human Rights Office



City of Dallas

Purpose

To provide an overview of HUD's offer to renew the certification of the Dallas Fair Housing Office through the adoption of the 2017 Addendum to the Memorandum of Understanding

Background

- Prior to 1968 there was widespread legal segregation and discrimination in housing throughout the United States, in the State of Texas, and the City of Dallas.
- One week after the assassination of Dr. Martin Luther King Jr. in April of 1968, President Lyndon B. Johnson signed the Fair Housing Act into law. This act prohibited discrimination in the sale, rental or financing of housing and also covers other housing related services and practices.
- In November 1971, the Dallas City Council passed the first Open Housing Ordinance after extensive work by the first elected African American City Council Member, George Allen.

Background

- The Fair Housing Act stipulated that local governments could provide fair housing enforcement at the local level if:
 - The local law was substantially equivalent to provisions in the Federal Fair Housing Act and:
 - The local agency demonstrated the ability to meet the performance criteria established by HUD.
- In 1992 the City of Dallas Fair Housing Office received an interim certification as a substantially equivalent agency.

Background

- In 1995 the City of Dallas received certification as a substantially equivalent agency and a Memorandum of Understanding was established.
- City of Dallas Fair Housing currently operates under the 2010 addendum to the MOU.
- 2017 Addendum to MOU changes are administrative and procedural

Protected Classes adopted under the federal Fair Housing Act

- Original Protected Classes: race, color, national origin, and religion
- Amendments to the Federal Fair Housing Act
 - Sex Discrimination (1974)
 - Familial Status and Handicap Discrimination (1988)

Protected Classes adopted by the City of Dallas

- Race
- Color
- National Origin
- Religion
- Familial Status
- Sex
- Handicap
- Sexual Orientation
- Source of Income (Veterans, disability, child or spousal support)

Complaint Process

Complaint and Enforcement Process

- Intake and Analysis
- Establish Jurisdiction
 - Must be within the Dallas City limits
 - Must be a matter covered by the law
 - Must be a covered dwelling
 - One year statute of limitations to file a complaint
- Assign complaint to Fair Housing Investigator for investigation
- Attempt Conciliation to resolve the case
- Develop Final Investigative Report (FIR) and recommend Cause or No Cause
- Final Determination made by the City Attorney's Office
- "Cause Cases" are resolved through judicial or administrative process

HUD Review of Cases and Performance

- HUD maintains a nationwide system for case management and monitoring of investigations called HEMS (HUD Enforcement Management System)
- Case information is entered into HEMS system
- Information can be accessed by the local agency, as well as, HUD
- HUD conducts an annual performance assessment that includes:
 1. assessing whether standard are met
 2. evaluating quality of investigations
 3. reviewing disposition of cause cases
 4. ensuring sure appropriate relief is granted to discourage future discrimination and protect the public interest

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HUD Review of Cases and Performance

- HUD Regional Office conducts performance assessment and makes recommendation to national office for recertification and the continuation of the memorandum of understanding for the next 5 years
- Annual performance period is July 1 – June 30th
- Dallas Fair Housing is allocated an annual Cooperative Agreement grant amount based on the number of cases closed with additional allocations for training and administrative cost
- 2016 Cooperative Agreement Grant was \$297,350 and was accepted by City Council on Oct 16, 2016
- 2017 Cooperative Agreement Grant amount is under HUD review and will be presented for council approval upon receipt from HUD

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Recommendation

- Renew certification through the adoption of the 2017 Addendum to Memorandum of Understanding with HUD

Memorandum



CITY OF DALLAS

DATE August 16, 2017

TO The Honorable Members of the Economic Development and Housing Committee:
Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Lee M. Kleinman, Scott Griggs,
Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT Authorize an amendment to Resolution No. 16-1094, previously approved on June 22, 2016, with Southfair Community Development Corporation, a certified Community Housing Development Organization, for a housing development loan in the amount of \$112,000 to (1) increase the number of units from two to six; (2) increase the amount of funding from \$112,000 to \$712,000; and (3) extend the loan agreement from June 30, 2017 to August 31, 2018 to complete construction of six affordable single family homes located in the 2800-2900 block of South Boulevard – Not to exceed \$600,000 - Financing: 2004-05 HOME Investment Partnership Program Funds (\$23,741), 2005-06 HOME Investment Partnership Program Funds (\$141,936), 2006-07 HOME Investment Partnership Program Funds (\$19,999), 2009-10 HOME Investment Partnership Program Funds (\$384,777), 2010-11 HOME Investment Partnership Program Funds (\$9,551) and 2013-14 HOME Investment Partnership Program Funds (\$19,996)

In June 2017, Annie Evans, Executive Director for Southfair Community Development Corporation (Southfair) requested an amendment to its existing HOME Investment Partnership funds contract approved on June 22, 2016 to increase the number of units from two to six; to increase the amount of funding from \$112,000 to \$712,000; and to extend the loan agreement from June 30, 2017 to August 31, 2018. The Land is currently owned by Southfair.

Total Development Cost	\$1,219,700
City HOME	\$ 712,000
Private Financing	\$ 507,700

The market conditions have provided the developer an opportunity to build and sell several more homes under this existing contract since they currently own the additional lots and have homebuyers waiting for homes to be built. Two of the six lots are currently under construction at approximately 75% complete. Homebuyers are under contract for the homes.

The developer indicated that several situations have contributed to a slight delay in completion of the two units, including

- 1) Lack of available and experienced contractors interested in small projects.
 - Southfair continues to seek contractors to work on projects of this size. They have interviewed several contractors to work with in the future.
- 2) Platting and utility requirements.
 - Platting was required to divide a large lot into two smaller lots and correct several encroachments.

To ensure performance on the contract for the next year, the City's agreement will contain the following thresholds. City staff has informed Southfair of the monitor requirements.

- a) Monthly reports submitted by developer to provide updates on the status of the project on construction, next steps, and expected completion.
- b) Private financing available no later than October 30, 2017.
- c) Start construction on two homes no later than November 30, 2017.
- d) Continue the start of construction for two homes every 90 days.
- e) Close on the homebuyer sales within 30 days of completion of construction.
- f) Expend funding on a monthly basis with final draw submitted by August 1, 2018.
- g) Report delays immediately within one week to City staff.

Should you have any question, please contact me at 214-671-5257.



Raquel Favela

Chief of Economic Development and Neighborhood Services

- c: The Honorable Mayor and the Members of City Council
- T.C. Broadnax, City Manager
- Larry Casto, City Attorney
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Memorandum



CITY OF DALLAS

DATE August 16, 2017

TO Members of the Economic Development and Housing Committee:
Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Lee M. Kleinman, Scott Griggs,
Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT Authorize an amendment to Resolution No. 16-0391, previously approved on February 24, 2016, to extend the loan agreement with Southfair Community Development Corporation, a certified Community Housing Development Organization, in the amount of \$290,000 from June 22, 2017 to June 22, 2018 to complete construction of four affordable single family homes for the Townhomes Project located at 2825 South Boulevard - Financing: No cost consideration to the City

In June 2017, Annie Evans, Executive Director for Southfair Community Development Corporation (Southfair) requested an amendment to the existing HOME Investment Partnership Program contract approved on April 22, 2015 in the amount of \$290,000 for construction of 4 townhomes to extend the loan agreement from June 22, 2017 to June 22, 2018.

Total Development Cost	\$754,330
City HOME	\$290,000
Private Financing	\$464,330

Construction of the townhomes is underway and approximately 40% complete. The developer indicated several situations have contributed to delays in completion of the four units, including

- 1) Lack of available and experienced contractors interested in small projects.
 - Southfair continues to seek contractors to work on projects of this size. They have interviewed several contractors to work with in the future.
- 2) Underground utility upgrades.
 - Infill lots require utility upgrades when located in older neighborhoods. The planning and construction cause significant delays in the timeline.

This contract extension is recommended based on a one-year construction and sales schedule provided by Southfair Community Development Corporation. To ensure performance on the contract for the next year, the City's agreement will contain the following thresholds. The developer has been informed of the monitoring.

- a) Monthly reports submitted by developer to provide updates on the status of the project on construction, next steps, and expected completion.
- b) Close on the homebuyer sales within 30 days of completion of construction.
- c) Expend funding on a monthly basis with final draw submitted by May 15, 2018.
- d) Report delays immediately within one week to City staff.

Should you have any question, please contact me at 214-671-5257.



Raquel Favela
Chief of Economic Development and Neighborhood Services

c: The Honorable Mayor and the Members of City Council
T.C. Broadnax, City Manager
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Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Memorandum



DATE August 16, 2017

TO Members of the Economic Development Committee:
Tennell Atkins, Chair, Rickey D. Callahan Vice-Chair, Lee M. Kleinman,
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,
Omar Narvaez

SUBJECT Authorize (1) the first of four twelve-month renewal options to the contract with PeopleFund to administer the Community Development Block Grant (CDBG) Business Revolving Loan Program, for the purpose of serving and making loans to area businesses and creating and/or retaining jobs for low-to-moderate income persons, in accordance with Department of Housing and Urban Development (HUD) regulations; and (2) any unexpended balances of program income from prior contract years be rolled over to continue the Business Revolving Loan Program - Financing: No cost consideration to the City

On September 13, 2017, the City Council will consider (1) authorizing the first of four twelve-month renewal options to the contract with PeopleFund to administer the City of Dallas CDBG Revolving Loan Program, for the purpose of servicing and making loans to for profit businesses to create and retain jobs for low-to-moderate income persons; and (2) any unexpended balances of program income and allocations from prior contract years be rolled over to continue the CDBG Revolving Loan Program.

Should you have any questions, please contact me at (214) 671-5257.



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Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE August 16, 2017

Members of the Economic Development & Housing Committee:

TO Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman,
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,
Omar Narvaez

SUBJECT **GrowSouth Neighborhood Challenge Grant Program Statement Revisions**

An amendment to the GrowSouth Neighborhood Challenge Grant Program statement is scheduled for Council action on September 13, 2017.

The GrowSouth Neighborhood Challenge Grant Program was created to develop neighborhoods into viable communities by improving livable environments through service-based and neighborhood improvement projects with financial-based assistance. The GrowSouth Neighborhood Challenge Grant Program statement, which was approved on February 4, 2014, by Council Resolution No. 14-0334, defines eligibility criteria and scope for neighborhood groups to receive competitive grant-based financial assistance for projects that will improve quality of life.

During the FY 2016-17 grant cycle there were several items identified that warranted adjustment of the program statement to further clarify eligibility requirements and application process. The proposed amendments are shown in Exhibit A attached.

Please contact me at 214-671-5257 if you have any questions.

Raquel Favela

Chief of Economic Development & Neighborhood Services

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EXHIBIT A
AMENDED PROGRAM STATEMENT
growSouth NEIGHBORHOOD CHALLENGE GRANT

Program Purpose:

The growSouth Neighborhood Challenge Grant was created to promote neighborhood pride, resident engagement, and community improvements in the growSouth geographical boundaries defined by Dallas city limits on the west, south, and east. The northern border is the Trinity River west of downtown and Interstate 30 East of downtown.

The grant program will offer financial assistance for neighborhood groups to improve physical features and develop service-based projects. **Projects must serve a public purpose which promotes strong, safe, vibrant communities.**

Program Description:

The City will award up to \$10,000 in grant funds, a minimum of ten (10), to neighborhood groups with top-ranked service-based or construction projects. Residents will come together in their neighborhood to utilize existing assets, knowledge, skills, partnerships, and creativity to improve their neighborhood.

Grant funding will be considered for **projects that fulfill a public purpose:**

- **Service-based Projects** - Community enrichment activities, events, or projects that increase neighborhood engagement and improve the quality of the community.
- **Neighborhood Improvement Projects** -Activities that build and/ or alter a neighborhood's appearance including entrance point and new/ existing neighborhood landscaping. These area's must be highly visible to the public realm and serve as a community benefit.

Eligibility:

(1) A group of residents residing within the City of Dallas limits. Neighborhood groups are not required to be 501(c) 3. The following are examples of eligible participants:

- Neighborhood or Homeowner Associations
- Crime Watch groups
- Civic organizations
- Schools
- Community garden groups
- Parent Teacher Organizations
- Organized Youth Groups, such as Boy Scouts, Girl Scouts, or Sports groups
- Non-Profits (501(c)3)

(2) Neighborhood groups will submit applications to the Review Committee for review by the application submission deadline. Eligibility will require one representative to attend and complete the Development Workshop to ensure all parties fully understand guidelines, restrictions and insurance requirements.

Application Review Process:

- Applications will not be accepted after 5PM CST on application deadline.
- Upon receipt of application, City staff will review the application for completeness. If the application is determined incomplete, it will not be considered by the Review Committee.
- The Review Committee will be comprised of representatives from partnership organizations that assist with the Program on a collaborative basis and City staff from the Office of Environmental Quality, Risk Management, Community Prosecution, Parks and Recreation, Economic Development, Housing and Neighborhood Revitalization and Mobility Planning, Code Compliance and Neighborhood Vitality. The Review Committee can request interviews from finalists if needed.

Program Requirements:

Applications should demonstrate resident engagement, for neighborhood groups whose projects will:

- Be maintained by the neighborhood group without any assistance or future funding from the City of Dallas
- Projects must provide a public benefit which promotes a stronger, safer, vibrant community
- Be maintained by the neighborhood group for two (2) years for construction projects and one (1) year for service-based projects
- All projects must be completed within one (1) year of executing the grant agreement
- Projects must meet all City insurance requirements, policies, or codes
- If awarded, previous applicants can only apply every two (2) fiscal years

Service-based projects are reimbursement only. Working in conjunction with the grant manager, Neighborhood Improvement Projects may have alternative purchasing streams; however, it is not guaranteed.

Unallowable Use of Funding include:

Neighborhood groups are not allowed to use funds for the following activities:

- Individual maintenance projects required by city code
- Operating/ Administration expenses
- Projects that conflict with city insurance requirements, polices, or codes
- Expenditures incurred or financial commitment made prior to signing grant agreement
- Travel or transportation expenses
- Payment to individual other than those who provide their professional services to the project

Program Review Criteria:

The application will be reviewed using a rubric based on criteria to include:

- Application Overview 10%
- Project Description 40%
- Project Timeline 10%
- Budget Sheet 15%
- Neighborhood Participation 25%

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2014

14-0334

Addendum Addition 2: Authorize the Program Statement for the growSouth Neighborhood Challenge providing requirements, eligibility criteria, and project scope for neighborhood groups to receive competitive grant-based financial assistance for projects that will improve an area's quality of life - Financing: This action has no cost consideration to the City

Adopted as part of the consent agenda.

EXHIBIT A

**PROGRAM STATEMENT
growSouth NEIGHBORHOOD CHALLENGE****Program Purpose:**

To provide up to \$100,000 in total funding for neighborhood revitalization and improvement projects. To offer financial incentives to neighborhood groups to develop and implement self-help projects or programs for their communities. To offer neighborhood groups competitive grant-based financial assistance for projects that will improve their community's quality of life. To improve the condition of neighborhoods which will result in a more revitalized community and a better city.

Program Description:

The City will award up to \$10,000 in grant funds, a minimum of ten (10), to neighborhood groups with top-ranked projects and programs. Residents will come together in their community and/or neighborhood to utilize their existing assets, knowledge, skills, contacts, and creativity to improve their neighborhood.

Funding will be considered for the following activities:

- Service Projects - Activities that benefit the community and can be continued or repeated after funding is exhausted. These Community Enrichment projects can include events and/or activities that increase community involvement or help supplement City programs geared to improve the quality of life of the residents.
- Construction - Improvement Project - Activities that include building and/or altering an area's "look" or appearance. Include a plan and timeline for implementing the project. Projects should be self-sustaining and enhance the landscape of the neighborhood.
- Construction - Neighborhood Feature Projects - Activities designed to improve the entrance points to a neighborhood area.
- Construction - New Physical Community Improvement Project - Those activities that involve new, large-scale neighborhood landscaping with the community.

Neighborhood oriented groups will submit application packages to the Application Review Board for review by the application deadline. Basic eligibility requires that each group have at least one member attend and complete an Application Development Workshop to ensure all parties fully understand requirements, restrictions, and guidelines.

Program Selection Criteria:

The Application Review Board will review and rank applications based on the following evaluation criteria:

- Neighborhood Description – 15 points
- Project/ Idea Description – 30 points
- Community Involvement – 20 points
- Budget – 20 points
- Community Impact and Project Evaluation – 15 points

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed to the Quality of Life Council Committee on the "Loving My Community (LMC) Neighborhood Improvement Grant" on May 11, 2009.

The City Council authorized the implementation of the LMC Grant Program on May 27, 2009, by Resolution No. 09-1342.

The City Council authorized the acceptance of a grant from the Communities Foundations of Texas for \$100,000 and established appropriations in the amount of \$200,000 in the FY 2009-10 Budget on September 23, 2009, by Resolution No. 09-2375.

Briefed to the Quality of Life and Environment Committee on the "growSouth Neighborhood Challenge" on January 27, 2014.

FISCAL INFORMATION

This action has no cost consideration to the City

Memorandum



DATE August 16, 2017

TO Members of the Economic Development Committee:
Tennell Atkins, Chair, Rickey D. Callahan Vice-Chair, Lee M. Kleinman,
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,
Omar Narvaez

SUBJECT **Fair Chance Hiring**

On April 17, 2017, the Economic Development Committee was briefed on Fair Chance Hiring. The Committee voted for full City Council consideration. On September 13, 2017, the City Council will be presented with three options on Fair Chance Hiring: (1) A resolution of support for Fair Chance Hiring. (2) In ordinance covering Contractors, Vendors and Suppliers who do business with the City. (3) A comprehensive ordinance covering most employers within the City of Dallas.

Should you have any questions, please contact me at (214) 671-5257.



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