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**ECONOMIC DEVELOPMENT & HOUSING COMMITTEE**  
DALLAS CITY COUNCIL COMMITTEE AGENDA

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2017 OCT 11 PM 4:43

CITY SECRETARY  
DALLAS, TEXAS

MONDAY, OCTOBER 16, 2017  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA STREET  
DALLAS, TEXAS 75201  
9:00 A.M. – 10:30 A.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

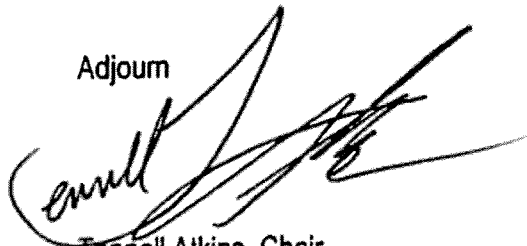
Call to Order

1. Approval of October 2, 2017 Economic Development & Housing Committee Minutes

**BRIEFINGS**

2. I-345 Support for Housing Study of Fair Housing Raquel Favela, Chief of Economic Development & Neighborhood Services
3. **Upcoming City Council Agenda Item**  
**October 25, 2017**
  - A. South Dallas Fair Park Trust Fund Grants For Information Only

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]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

### 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 October 2, 2017

The Economic Development & Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Committee Coordinator at 214-670-3906 or 214-670-1686.

**Meeting Date:** October 2, 2017

**Meeting Start time:** 9:05 A.M.

<p><b>Committee Members Present:</b> Tennell Atkins (Chair) Rickey D. Callahan (Vice-Chair) Scott Griggs Casey Thomas, II B. Adam McGough Mark Clayton Kevin Felder Omar Narvaez</p> <p><b>Other Council Members Present:</b> Philip T. Kingston</p> <p><b>Committee Members Absent</b> Lee M. Kleinman</p>	<p><b>Staff Present:</b> Raquel Favela, Chief of Economic Development &amp; Neighborhood Services David Noguera, Director-Housing &amp; Neighborhood Revitalization Jacqueline Rodarte, Assistant Director-Housing &amp; Neighbor Revitalization Beverly Davis, Assistant Director-Fair Housing and Human Rights Office</p> <p><b>Other Attendees</b> Clifton Miller</p>
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### AGENDA:

#### Housing Committee Meeting Called to Order by CM Tennell Atkins

- Approval of September 18, 2017 Economic Development Minutes & Housing Committee Meeting**  
Presenter(s): CM Tennell Atkins

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

<b>Motion made by:</b> CM Scott Griggs	<b>Motion seconded by:</b> CM Rickey D. Callahan
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 Homebuyer Assistance Program Update**  
Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/David Noguera, Director of Housing & Neighborhood Revitalization

**Information Only:** \_\_

**Action Taken/Committee Recommendation(s):** Motion made to move forward to full Council.

<b>Motion made by:</b> CM Kevin Felder	<b>Motion seconded by:</b> CM Casey Thomas, II
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):**

- Amendments to Regional Assessment of Fair Housing**  
Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/

Beverly Davis, Assistant Director of Fair Housing and Human Rights

Information Only: \_\_

Action Taken/Committee Recommendation(s): Motion made to move forward to full Council.

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: _____

Follow-up (if necessary):

4. Upcoming City Council Agenda Item

A. HUD Fair Housing Cooperative Grant

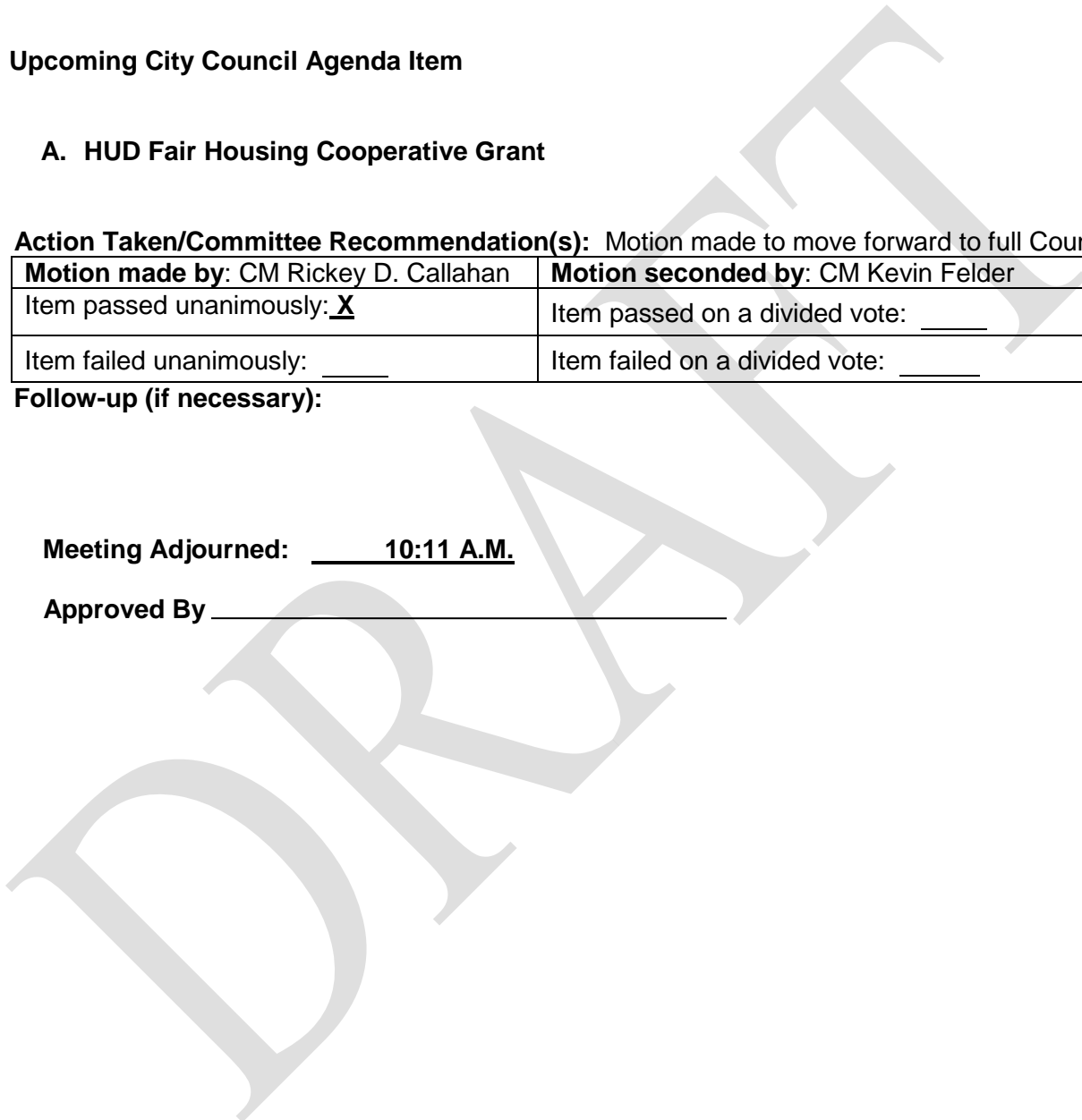
Action Taken/Committee Recommendation(s): Motion made to move forward to full Council.

Motion made by: CM Rickey D. Callahan	Motion seconded by: CM Kevin Felder
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):

Meeting Adjourned: 10:11 A.M.

Approved By \_\_\_\_\_



# Memorandum



CITY OF DALLAS

DATE October 16, 2017

TO Honorable 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 **City support for continuation of CityMAP and economic development & housing analysis**

## Summary

The Texas Department of Transportation (TxDOT) is prepared to proceed with the engineering and traffic studies to analyze two of the three alternative scenarios identified for I-345 in the Dallas City Center Master Assessment Process CityMAP. The final draft of the CityMAP study released in September 2016 analyzed various transportation corridor scenarios that would have a significant impact on Dallas's urban core. As such, the City urges TxDOT to build upon the CityMAP analysis and provide the City with an implementation plan to realize the I-345 corridor's value proposition.

## Background

The Texas Clear Lanes program led by the Texas Transportation Commission identified the state's most congested chokepoints. Downtown Dallas has six freeways that fall into the top 25 of 100 most congested roadways in Texas that greatly impact the North Texas freeway system and the local and state economies. TxDOT seeks to work with planners and engineers to get new roads planned, designed, and built in a manner that spurs economic development and job creation. This was the genesis of Dallas CityMAP. CityMAP gave the public an opportunity to provide input and develop options for decision-making for the major highways leading into the core of downtown Dallas. This process identified the challenges, opportunities, and design options for the aging interstate corridors and adjacent neighborhoods in and around downtown.

The final draft of CityMAP shows that the I-345 Remove and I-345 Below Grade scenarios provide the greatest estimated increase in net new property value (\$2.5B and \$1.5B respectively), net new revenue to the city (\$80m and \$50m), workforce housing opportunities (12,000 and 4,400 new residents respectively) and employment growth (40,000 and 29,000 jobs respectively) for all of the evaluated scenarios. To the extent that the scenarios may have a financial impact on the City as these scenarios are studied, the City has an interest in working jointly with TxDOT to evaluate cost reasonableness.

**Issues**

The I-345 corridor presents the City with an extraordinary opportunity to reduce congestion, add workforce housing, and improve the mobility, economic development, and quality of life for residents of Dallas. In order to maximize these outcomes, the City must do its own workforce housing analysis and plan for the 240 acres affected by the I-345 project in collaboration and in coordination with TxDOT.

**Alternatives**

If the City does not assume a leadership role in this process then the City risks not being able to influence the design in a manner consistent with the community input and the City's policy goals.

**Fiscal Impact**

There is no immediate fiscal impact for the study. Staff would procure and bring the recommendation to committee and council for approval.

**Coordination**

This item has been coordinated with Planning & Urban Design, Housing and Neighborhood Revitalization, Transportation Planning, Office of Economic Development, and Dallas Downtown Inc.

**Staff Recommendation**

Staff recommends approval and requests your consideration for this item to be placed on the City Council agenda for November 8, 2017.

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



Raquel Favela

Chief of Economic Development & Neighborhood Services

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| c: The Honorable Mayor and the Members of 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                                 | Joey Zapata, Assistant City Manager                          |
| Craig D. Kinton, City Auditor                              | M. Elizabeth Reich, Chief Financial Officer                  |
| Biliera Johnson, City Secretary (Interim)                  | Nadia Chandler Hardy, Chief of Community Services            |
| Daniel F. Solís, Administrative Judge                      | Theresa O'Donnell, Chief of Resilience                       |
| Kimberly Bizer Tolbert, Chief of Staff to the City Manager | Directors and Assistant Directors                            |
| Majed A. Al-Ghafry, Assistant City Manager                 |  |

# Memorandum



DATE October 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 South Dallas Fair Park Trust Fund Grant Recommendations

On November 8, 2017, the City Council will be asked to consider 21 grants totaling \$473,000.00 recommended for approval by the South Dallas Fair Park Trust Fund board of directors. An exhibit is attached detailing each of the proposed grants.

## Summary

The South Dallas Fair Park Trust Fund board of directors recommends grants and loans to benefit residents and businesses in particular census tracts surrounding Fair Park. The board has recommended council approval of 21 grants for a variety of social services, as described on the attached exhibit.

## Background Information

The South Dallas Fair Park Trust Fund was created by the City Council in 1987 and is codified in Dallas City Code Sections 2-130 through 2-132. The Trust Fund is overseen by a 15-member advisory board of directors. Eight of the members must reside in or have a specific tie to the Fair Park area. Seven of the members must have particular development expertise. Two of the members must have underwriting experience. This advisory board receives and reviews loan and grant applications, and recommends economic development and social service grants and loans to the city council.

Trust Fund dollars may be recommended for business plan technical assistance, low interest business loans, micro grants for disaster situations, community-based nonprofit grants, challenge grants, public safety grants, or special loans or grants for catalytic economic development purposes.

The Trust Fund board reviewed grant applications over the summer, and recommended 21 social service grants as described on the attached exhibit.

### Alternative

If the grants are not approved the programs and services described on the attached exhibit may not be provided, or may be provided to a lesser extent.

### Fiscal Impact

The 21 recommended grants total \$473,000.00 and will be funded with Trust Fund dollars.

### Coordination

The Office of Economic Development provides staffing to the Trust Fund, and will oversee the administration of the grant contracts.

### Staff Recommendation

Staff recommends approval of the recommended Trust Fund grants.

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



**Raquel Favela**  
Chief of Economic Development and 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, Assistant City Manager (Interim)
Larry Casto, City Attorney	Joey Zapata, Assistant City Manager
Craig D. Kinton, City Auditor	M. Elizabeth Reich, Chief Financial Officer
Billie Rae Johnson, City Secretary (Interim)	Nadia Chandler Hardy, Chief of Community Services
Daniel F. Solis, Administrative Judge	Theresa O'Donnell, Chief of Resilience
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager	Directors and Assistant Directors
Majed A. Al-Ghafry, Assistant City Manager	