

ECONOMIC DEVELOPMENT & HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2018 SEP 27 PH 1:14

CITY SECRETARY
DALLAS, TEXAS

MONDAY, OCTOBER 1, 2018
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA STREET
DALLAS, TEXAS 75201
9:00 A.M.–10:30 A.M.

Public Notice

1 8 0 8 7 1

POSTED CITY SECRETARY
DALLAS, TX

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 September 4, 2018 Minutes
2. Approval of September 17, 2018 Minutes

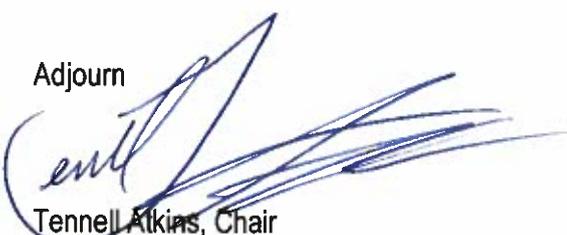
BRIEFINGS

3. Housing Policy Taskforce Briefing

David Noguera, Director
Housing and Neighborhood Revitalization

Bill Hall,
Housing Policy Task Force Co-Chair

Adjourn



Tennell Atkins, Chair
Economic Development & Housing Committee

A quorum of the City Council may attend this Council Committee meeting

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 MEETING 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 esta propiedad con una pistola a la vista."

Revised

Economic Development & Housing Committee

Meeting Record September 4, 2018

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: September 4, 2018

Meeting Start time: 9:05 A.M.

Committee Members Present: Councilmember Tennell Atkins (Chair) Councilmember Rickey D. Callahan (Vice-Chair) Councilmember Casey Thomas, II Councilmember Scott Griggs Councilmember B. Adam McGough Councilmember Mark Clayton Councilmember Kevin Felder Councilmember Omar Narvaez Other Council Members Present: Philp Kingston Committee Members Absent:	Staff Present: Courtney Pogue, Director of Office of Economic Development Keith Spath, Manager, Office of Economic Development David Noguera, Director of Housing and Neighborhood Revitalization Maureen Milligan, Interim Assistant Director of Housing and Neighborhood Revitalization Avis Chaisson, Assistant Director of Housing and Neighborhood Revitalization Other Presenters:
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AGENDA:

Housing Committee Meeting Called to Order by CM Tennell Atkins

1. **Approval of August 20, 2018 Economic Development/Housing Committee Minutes**
Presenter(s): CM Tennell Atkins

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

Motion made by: CM Omar Narvaez	Motion second by: CM Rickey D. Callahan
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):

Executive Session From: 10:22 **To:** 10:55

2. **Executive Session to discuss the offer of a financial or other incentive to Project Bulldog Section 551.087 of the Texas Govt Code**
**Presenter(s): Courtney Pogue, Director, Office of Economic Development
Kevin Spath, Manager of Office of Economic Development**

Information Only:

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

Motion made by: CM Rickey D. Callahan	Motion seconded by: CM Mark Clayton
Item passed unanimously: _____	Item passed on a divided vote: <u>X</u>
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

3. **Executive Session to discuss the offer of a financial or other incentive to Project Bonnie Section 551.087 of the Texas Govt Code**

Presenter(s): Courtney Pogue, Director, Office of Economic Development
 Kevin Spath, Manager, Office of Economic Development

Information Only: __

Action Taken/Committee Recommendation (s) Motion made to bring item back to the September 17, 2018 Committee for further discussion.

Motion made by: CM Rickey D. Callahan	Motion seconded by: CM Scott Griggs
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):

4. **Land Bank Budget and Bylaws Briefing**

Presenter(s): David Noguera, Director of Housing and Neighborhood Revitalization
 Maureen Milligan, Interim Assistant Director of Housing and Neighborhood Revitalization

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 Rickey D. Callahan
	Opposed by: CM Lee Kleinman
Item passed unanimously: _____	Item passed on a divided vote: <input checked="" type="checkbox"/>
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

5. **Dallas Housing Finance Corporation (DHFC) Amendments to the Articles of Incorporation and Bylaws Briefing**

Presenter(s): David Noguera, Director of Housing and Neighborhood Revitalization
 Avis Chaisson, Assistant Director of Housing and Neighborhood Revitalization

Information Only: __

Action Taken/Committee Recommendation (s) Motion made to move forward to full Council without staff recommended amendments.

Motion made by: CM Rickey D. Callahan	Motion seconded by: Lee Kleinman
Item passed unanimously: _____	Item passed on a divided vote: <input checked="" type="checkbox"/>
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

UPCOMING AGENDA ITEMS

- A. Authorize an Interlocal Agreement with the University of Texas at Arlington for the University of Texas at Arlington Internship Program to facilitate graduate-level urban planning internships with the City of Dallas through the Department of Planning and Urban Design – Total not to exceed \$125,804.00 - Financing: General Fund (subject to annual appropriations)
- B. Authorize the second of two service contract renewals to Foundation Communities to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide - Foundation Communities, Inc., - Not to exceed \$200,000 - Financing: Current Funds (subject to appropriations)

**Economic Development & Housing Committee
September 4, 2018, Meeting Record**

- C. Authorize the third of four twelve-month renewal options to the grant agreement with the World Affairs Council of Dallas/Fort Worth for economic development and protocol services for the period October 1, 2018 through September 30, 2019 - Not to exceed \$250,000 - Financing: Public/Private Partnership Funds (\$200,000) (subject to appropriations) \$200,000; Current funds (\$50,000) (FY18-19; subject to appropriations)

Action Taken/Committee Recommendation (s) Motion made to schedule Special Call meeting before next upcoming Committee meeting

Motion made by: CM Rickey D. Callahan	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: _____

MEMORANDUM

1. September 12th and 26th City Council Agenda Items for accelerating timeline for resolutions of support or no objection for rehabilitation projects seeking 4% housing tax credits and that satisfy Texas Government Code Section 1372.037 and for amending the Housing Policy to accommodate the accelerated timeline for such projects.

Action Taken/Committee Recommendation (s) Motion made to hold and re-present item at the next ECO/HOU Committee meeting.

Motion made by: CM Scott Griggs	Motion seconded by: CM Rickey D. Callahan
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) Motion made to hold a Special Call Meeting before the next ECO/HOU Committee meeting for re-representation

Motion made by: CM Kevin Felder	Motion seconded by: CM Rickey D. Callahan
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: 10:58 A.M.

Approved By _____

Economic Development & Housing Committee

Meeting Record September 17, 2018

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: September 17, 2018

Meeting Start time: 9:04 A.M.

<p>Committee Members Present:</p> <p>Councilmember Tennell Atkins (Chair) Councilmember Rickey D. Callahan (Vice-Chair) Councilmember Casey Thomas, II Councilmember Lee M. Kleinman Councilmember Scott Griggs Councilmember B. Adam McGough Councilmember Mark Clayton Councilmember Kevin Felder Councilmember Omar Narvaez</p> <p><u>Other Council Members Present:</u></p> <p><u>Committee Members Absent:</u></p>	<p>Staff Present:</p> <p>Kris Sweckard, Director of Sustainable Development and Construction David Cossam, Administrator of Sustainable Development & Construction Neva Dean, Assistant Director of Sustainable Development & Construction Courtney Pogue, Director of Office of Economic Development Robin Bentley, Assistant Director of Office of Economic Development Keith Spath, Manager, Office of Economic Development Heather Lepeska, Manager, Office of Economic Development David Noguera, Director of Housing and Neighborhood Revitalization Maureen Milligan, Interim Assistant Director of Housing and Neighborhood Revitalization Avis Chaisson, Assistant Director of Housing and Neighborhood Revitalization</p> <p><u>Other Presenters:</u></p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Tennell Atkins

1. **Approval of September 4, 2018 Economic Development/Housing Committee Minutes**

Presenter(s): CM Tennell Atkins

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

Motion made by: CM Rickey D. Callahan	Motion second by: CM B. Adam McGough
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): Motion was made to reconsider the minutes.

Motion made by: CM Scott Griggs	Motion second 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): Corrected minutes for September 4, 2018 ECO/HOU Committee meeting will be brought back to the committee for approval.

MEMORANDUM

- C.1. September 12th and 26th City Council Agenda Items for accelerating timeline for resolutions of support or no objection for rehabilitation projects seeking 4% housing tax credits and that satisfy Texas Government Code Section 1372.037 and for amending the Housing Policy to accommodate the accelerated timeline for such projects.

Action Taken/Committee Recommendation(s): Motion made to hold and re-present item at the next ECO/HOU Committee meeting.

Motion made by: CM Scott Griggs	Motion second by: CM B. Adam McGough
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Action Taken/Committee Recommendation (s) Motion made to hold a Special Call Meeting before the next ECO/HOU Committee meeting for re-presentation

Motion made by: CM Scott Griggs	Motion seconded by: CM Rickey D. Callahan
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):

2. **Live/Work Accessory Use Briefing**
Presenter(s): Kris Sweckard, Director of Office of Economic Development
David Cossum, Administrator of Sustainable Development & Construction
Neva Dean, Assistant Director Sustainable Development & Construction

Information Only: __

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

Motion made by: CM Mark Clayton	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):

Executive Session From: 9:29 a.m. To: 10:28 a.m.

3. **Executive Session to discuss the offer of a financial or other incentive to Project Bonnie Section 551.087 of the Texas Govt Code**
Presenter(s): Courtney Pogue, Director, Office of Economic Development
Robin Bentley, Assistant Director of Office of Economic Development
Kevin Spath, Manager, Office of Economic Development
Heather Lepasca, Manager, Office of Economic Development

Information Only: __

Action Taken/Committee Recommendation (s) Motion made to move forward to full Council on September 26, 2018 per the amendments discussed made by CM Narvaez.

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

Follow-up (if necessary):

4. **Executive Session to discuss the offer of a financial or other incentive to Project Victory Section 551.087 of the Texas Govt Code**

Presenter(s): Courtney Pogue, Director, Office of Economic Development
Robin Bentley, Assistant Director of Office of Economic Development
Kevin Spath, Manager, Office of Economic Development
Heather Lepaska, Manager, Office of Economic Development

Information Only: __

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

Motion made by: CM Mark Clayton	Motion seconded by: CM Kevin Felder
	Opposed by: Scott Griggs
Item passed unanimously: _____	Item passed on a divided vote: <input checked="" type="checkbox"/>
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

5. **Executive Session to discuss the offer of a financial or other incentive to Project New Markets Tax Credit Transactions Section 551.087 of the Texas Govt Code**

Presenter(s): Courtney Pogue, Director, Office of Economic Development
Robin Bentley, Assistant Director of Office of Economic Development
Kevin Spath, Manager, Office of Economic Development
Heather Lepaska, Manager, Office of Economic Development

Information Only: __

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

Motion made by: CM Kevin Felder	Motion seconded by: CM Lee Kleinman
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):

6. **Executive Session to discuss the offer of a financial or other incentive to Project Square Section 551.087 of the Texas Govt Code**

Presenter(s): Courtney Pogue, Director, Office of Economic Development
Robin Bentley, Assistant Director of Office of Economic Development
Kevin Spath, Manager, Office of Economic Development
Heather Lepaska, Manager, Office of Economic Development

Information Only: __

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

Motion made by: CM Casey Thomas, II	Motion seconded by: CM Kevin Felder
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):

MEMORANDUM

A. Financial Underwriting Contract

UPCOMING AGENDA ITEMS

- B. Authorize (1) the second of four twelve-month renewal options, to the contract with PeopleFund to administer the CDBG Business Revolving Loan Program, for the purpose of servicing and making loans to area businesses and create and/or retain jobs for low-to-moderate income persons, in accordance with Department of Housing Urban Development (HUD) regulations; and (2) any unexpended balances of program income from prior contract years to be rolled over to continue the CDBG Business Revolving Loan Program - Financing: No cost consideration to the City
- C. Consideration of the second of two service contract renewals to Foundation Communities to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide – Foundation Communities, Inc., -- Not to exceed \$200,000 – Financing: Current Funds (subject to appropriations)

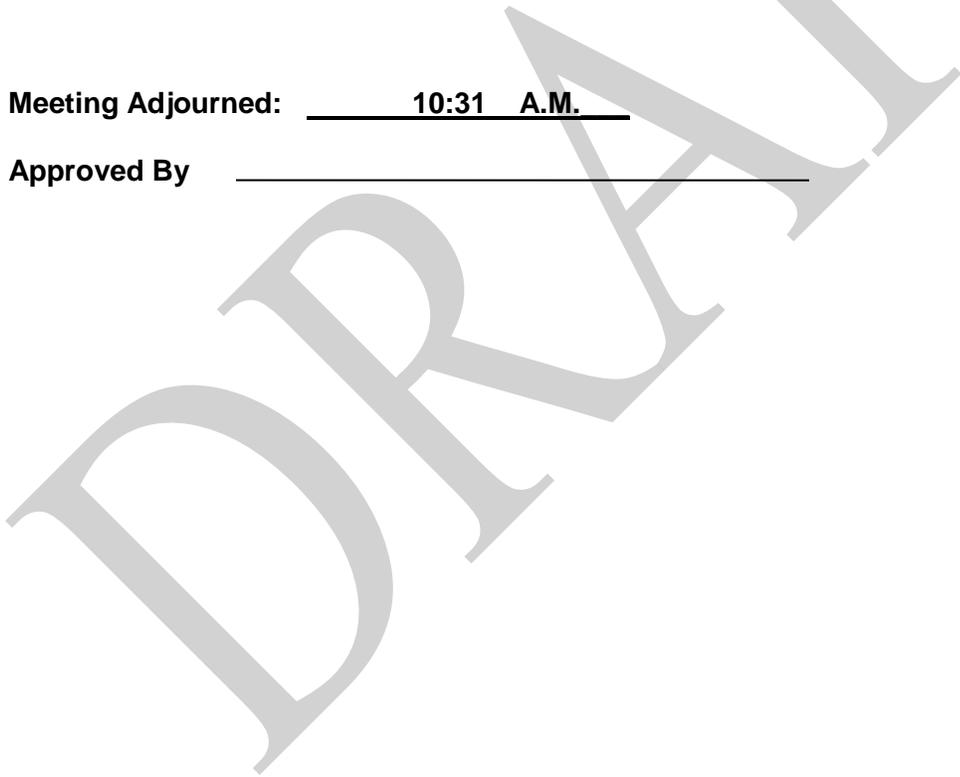
Action Taken/Committee Recommendation (s) Motion made to move forward to full Council.

Motion made by: CM Casey Thomas, II	Motion seconded by: CM Rickey D. Callahan
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10:31 A.M.

Approved By _____



Memorandum



CITY OF DALLAS

DATE September 28, 2018

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

SUBJECT **Housing Policy Taskforce Briefing**

On Monday, October 1, 2018, the Economic Development and Housing Committee will be briefed on updates regarding the Housing Policy Taskforce.

Summary

When the Dallas City Council adopted the Comprehensive Housing Policy, it approved both the design of a Housing Policy Taskforce (“Taskforce”) and the recommended chairpersons and co-chairpersons for the Taskforce. This memorandum and the accompanying briefing serve to provide an update regarding the work of the Taskforce since its creation in May and the future plans for the Taskforce.

Background

On May 9, 2018, via Resolution 180704, the Dallas City Council adopted a comprehensive housing policy that provides for the creation and preservation of housing throughout Dallas serving families at 30% to 120% of Dallas Area Median Income; sets annual housing production goals for the next three years; designates Reinvestment Strategy Areas to achieve the production goals; and creates or modifies housing-related programs, tools and strategies that align with the goals of the comprehensive housing policy.

Additionally, in the same Resolution, the Dallas City Council approved both the design of a Housing Policy Taskforce that would assist with the implementation of the Comprehensive Housing Policy and the recommended chairpersons and co-chairpersons for the Taskforce. Each committee is chaired by a volunteer appointee from the private sector who has relevant and substantial experience working in the design, development, construction, marketing or finance of housing and co-chaired by executive-level City staff members who provide staff support to each committee.

The Taskforce is composed of the following committees with the following chairpersons:

- **Steering:** Chairperson Bill Hall and Co-Chairperson *vacant*
- **Marketing:** Chairperson Romeo Arrieta and Co-Chairperson David Noguera
- **Development:** Chairperson Linda McMahon, Chairperson Phil Crone and Co-Chairperson David Cossum
- **Infrastructure:** Chairperson Jim Knight and Co-Chairperson Mike Rogers
- **Neighborhood Quality of Life:** Chairperson Valerie Wilson and Co-Chairperson Maureen Milligan.

DATE September 26, 2018
SUBJECT Housing Policy Taskforce Briefing

Additionally, so that the committees are primed to support the implementation of the comprehensive housing policy, each committee has “mandatory” members who are representatives from private and public sector entities whose activities have significant impact on the creation and preservation of affordable housing. The full list of mandatory members is attached as Exhibit A.

Along with the mandatory members of each committee, any member of the public who chooses to regularly attend the meetings may consider themselves a member of a committee. This “open” form of membership was a deliberate design component of the Taskforce so that the City could build upon the significant public participation that occurred during the development of the comprehensive housing policy.

In order to encourage committee participation from a broad and diverse segment of the public, staff from the Department of Housing and Neighborhood Revitalization and Taskforce chairpersons engage in the following marketing efforts: staff post a calendar of scheduled meetings and meeting agendas at <http://www.dallashousingpolicy.com>, staff schedule meetings at facilities that offer free parking and accessible meeting space, staff send out meeting notices to a large list of individuals who have asked to be notified of Housing Taskforce meetings and other housing-related news, and the chairpersons of each committee conduct outreach within their broad professional networks.

Beginning in July 2018, subcommittees began holding monthly meetings. On average, meetings have been attended by 10-25 individuals. During the first meeting of each committee, Taskforce chairpersons and co-chairpersons focused primarily on discussing the broad goals of the comprehensive housing policy, discussing the individual goals of the committees, identifying existing barriers to the creation and preservation of affordable housing, and learning more about housing-related programs that are already being developed or revamped. Subsequently, committees have requested and received briefings on topics such as the State of Texas Qualified Allocation Plan (QAP), incentive zoning, the Dallas Urban Demonstration Land Bank program, shared access development, and existing and proposed state legislation related to housing.

Issue

Now that most Taskforce committees have held initial committee meetings, the Chairperson of the Steering Committee and the Director of the Department of Housing and Neighborhood Revitalization are working together to ensure that the Taskforce continues to achieve its goal of engaging a broad segment of the public in guiding the implementation of the Housing Policy. Potential process improvements include developing Taskforce policies and procedures related to how the Taskforce provides formal input and policy recommendations to the City, ensuring that committee chairpersons regularly communicate so that committees are not duplicating efforts or working at cross-purposes, and reevaluating whether additional subcommittees should be created to address specialized topics.

DATE September 26, 2018
SUBJECT Housing Policy Taskforce Briefing

Next Steps

The Steering Committee will meet on October 8, 2018 with me to develop short- and long-term goals.



David Noguera
Director of Housing and Neighborhood Revitalization

c: Chris Caso, City Attorney (I)
Craig Kinton, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors

EXHIBIT A

SECTION 8.

1. The Dallas Housing Policy Taskforce will report to the Economic Development and Housing Committee.
2. Combine function and expertise:
 - a. Steering Committee: Made up of all chairs and co-chairs of the other committees. The Chair of each committee is an external partner with industry expertise and the co-chair is a City Staff person who will provide the internal administrative support.
 - i. Chair: Bill Hall, retired CEO Habitat, Co-Chair: Raquel Favela, Chief of Economic Development & Neighborhood Services
 - b. Development Process Committee: Works with the Department of Sustainable Development and Construction (SDC) to review the development process and zoning requirements for single-family (SF) and multi-family (MF) developments and recommends changes to the development code.
 - i. Chair: Phil Crone & Linda McMahon, Co-Chair: David Cossum
 - ii. Consists of at least one SDC staff person, Department of Housing and Neighborhood Revitalization (H&NR) staff person, Planning & Urban Design (P&UD) staff person (2), Builders Association representative, Texas Real Estate Council (TREC), and all interested builders.
 - c. Infrastructure Committee: Oversees planning and installation of infrastructure components; deals with infrastructure-related issues.
 - i. Chair: Jim Knight, Co-Chair: Mike Rogers
 - ii. Consists of at least one H&NR staff person, at least one Public Works (PW) staff person, Dallas Water Utilities (DWU), utility service providers, Texas Department of Transportation (TxDOT), Dallas Area Rapid Transit (DART), etc.
 - d. Marketing and Finance Committee: Works with all housing providers to develop a one-stop resource for housing resources to provide information to buyers and renters.

COUNCIL CHAMBER

180704

May 9, 2018

- i. Chair: Romeo Arrieta, Co-Chair: David Noguera
 - ii. Membership must include: Dallas Housing Finance Corporation (DHFC) – Board Chair or designee (1), Community Development Commission (CDC) – Board Chair or designee, Dallas Development Fund (DDF) – Board Chair (1), Community Reinvestment Act (CRA) Lenders
 - iii. Consists of at least one H&NR staff person, at least one Metrotex, Lender, and Community Development Finance Institution (CDFI) representative
- e. Neighborhood Quality of Life Committee: Works to review all state and federal policy recommendations related to housing, including, but not limited to, tax credit Qualified Allocation Plan.
- i. Chair: Valerie Williams, Co-Chair: Maureen Milligan
 - ii. Membership must include: Dallas Housing Authority (DHA) – Board Chair and President (2), each Certified Community Housing Development Organization (CHDO) – Respective Board Chair and CEO or designee (5), Legal Aid Groups (3)
3. Committees will meet monthly and Taskforce will meet quarterly.
4. Taskforce will report quarterly to committee, beginning in Sept 2018.
5. Meetings will be open to the public.



Housing Policy Taskforce Update

**Economic Development and Housing
Committee Meeting
October 1, 2018**

**David Noguera, Director
Housing and Neighborhood Revitalization
City of Dallas**

**Bill Hall, Chairperson
Housing Policy Taskforce Steering
Committee**



Summary

- Dallas City Council adopted the Comprehensive Housing Policy and created the Housing Policy Taskforce on May 9, 2018.
- Council approved both the design of the Taskforce and the recommended chairpersons and co-chairpersons for the Taskforce.

Background

Summary of Comprehensive Housing Policy

- provides for the creation and preservation of housing throughout Dallas serving families at 30% to 120% of Dallas Area Median Income;
- sets annual housing production goals for the next three years;
- designates Reinvestment Strategy Areas to achieve the production goals; and
- creates or modifies housing-related programs, tools and strategies that align with the goals of the comprehensive housing policy.

Background – cont'd

Purpose of the Housing Policy Taskforce

- to facilitate an ongoing public input process regarding the creation and preservation of affordable housing and to provide strategic guidance regarding the implementation of the Comprehensive Housing Policy



Background – cont'd

Leadership of the Taskforce:

Steering: Chairperson Bill Hall and Co-Chairperson *vacant*

Marketing: Chairperson Romeo Arrieta and Co-Chairperson David Noguera

Development: Chairperson Linda McMahon, Chairperson Phil Crone and Co-Chairperson David Cossum

Infrastructure: Chairperson Jim Knight and Co-Chairperson Mike Rogers

Neighborhood Quality of Life: Chairperson Valerie Wilson and Co-Chairperson Maureen Milligan.

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Background – cont'd

Specific focus areas for each committee:

- **Development Process:** Works with the Department of Sustainable Development and Construction (SDC) to review the development process and zoning requirements for single-family (SF) and multifamily (MF) developments and recommends changes to the development code.
- **Infrastructure:** Oversees planning and installation of infrastructure components; deals with infrastructure-related issues.
- **Marketing and Finance:** Works with all housing providers to develop a one-stop resource for housing resources to provide information to buyers and renters.
- **Neighborhood Quality of Life:** Works to review all state and federal policy recommendations related to housing, including, but not limited to, tax credit Qualified Allocation Plan.

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Background – cont'd

Committee membership:

- each committee has “mandatory” members who are representatives from private and public sector entities whose activities have significant impact on the creation and preservation of affordable housing.
- any member of the public who chooses to regularly attend the meetings may consider themselves a member of a committee.

Background – cont'd

Public Outreach

- staff post a calendar of scheduled meetings and meeting agendas at <http://www.dallashousingpolicy.com>,
- staff schedule meetings at facilities that offer free parking and accessible meeting space,
- staff send out meeting notices to a large list of individuals who have asked to be notified of Housing Taskforce meetings and other housing-related news, and
- the chairpersons of each committee conduct outreach within their broad professional networks.

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Background – cont'd

Initial work of the Taskforce

- Some committees began meeting in July 2018,
- Average attendance has ranged from 10-25 individuals,
- Committees have discussed or received briefings on topics such as incentive zoning, the Dallas Urban Demonstration Land Bank program, legislative issues, the Qualified Allocation Plan (QAP) and shared access development.



Issue

- Chairperson of the Steering Committee and the Director of the Department of Housing and Neighborhood Revitalization are working together to ensure that the Taskforce continues to achieve its goals
- Potential process improvements include:
 - developing Taskforce policies and procedures related to how the Taskforce provides formal input and policy recommendations to the City,
 - ensuring that committee chairpersons regularly communicate so that committees are not duplicating efforts or working at cross-purposes, and
 - reevaluating whether additional subcommittees should be created to address specialized topics.



Next Steps

- The Steering Committee will meet on October 8, 2018 with the City Manager to develop short- and long-term goals.
- Committees will continue to meet on a monthly basis and will provide strategic guidance regarding the implementation of the Comprehensive Housing Policy.



Housing Policy Taskforce Update

**Economic Development and Housing
Committee Meeting
October 1, 2018**

**David Noguera, Director
Housing and Neighborhood Revitalization
City of Dallas**

**Bill Hall, Chairperson
Housing Policy Taskforce Steering
Committee**

