

# Memorandum



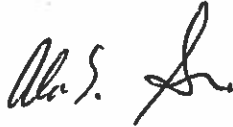
**DATE** October 14, 2016

**TO** Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

**SUBJECT** Community Revitalization Plans

On Monday, October 17, 2016, you will be briefed on the Community Revitalization Plans. A copy of the briefing is attached.

Please let me know if you have any questions.



Alan E. Sims  
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, City Manager  
Rosa A. Rios, City Secretary  
Larry Casto, City Attorney  
Craig Kinton, City Auditor  
Daniel F. Solis, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P. E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Community Revitalization Plans

A Briefing to the  
Housing Committee

Housing/Community Services Department  
October 17, 2016



# Purpose

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- ❑ Discuss Community Revitalization Plans, also referred to as “Concerted Revitalization Plans” (CRPs) by the Texas Department of Housing and Community Affairs (TDHCA)
- ❑ Seek Housing Committee direction regarding future CRPs

# Samples of Existing Plans

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- Tax Increment Financing District Plans
- ForwardDallas! Comprehensive Plan
- Complete Streets Design Manual
- Dallas Bike Plan
- Dallas Thoroughfare Plan
- Parks Master Plan
- Water Master Plan
- Neighborhood Plus Plans
- And more

# Objective of Plans

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- To identify baseline assets
- Set goals and objectives
- Determine resources to address issues
- Set timelines for starting and completing parts of the plan
- Include and update citizen participation
- CRP Plans are intended to demonstrate a clear commitment to improve an area where a housing tax credit project may be proposed

# Texas Department of Housing & Community Affairs (TDHCA) Revitalization Plans

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- In response to disparate impact claims, TDHCA requested that applicants for tax credits, whose projects were not in “high opportunity” areas, seek Community Revitalization Plan (CRP) adoption and approval from the city in which the project would be located
  
- In the past, TDHCA CRPs included consideration of:
  - Presence of blighted structures or undesirable area features
  - Poverty in the area
  - Presence of inadequate transportation
  - Lack of access to public facilities
  - Presence of significant crime
  - Lack of access to local businesses providing employment opportunities
  - Total vacant residential tax delinquent lots
  - Percentage of owner-occupied housing units
  - Performance of Public Schools

# Previously Adopted CRPs

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- South Dallas- Ideal/Rochester Park
- South Dallas- Greater Fair Park
- Lancaster Corridor/Cigarette Hill
- West Dallas (Census Tract 101.02)
- Wynnewood Neighborhood

Note: Skyline Area CRP (in progress)

# Components of a City CRP

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- Objective: Addressing poverty and creating opportunity
  - Determination of geographical area (census tract)
  - Comprehensive Data analysis
  - Community Engagement
  - Develop plans to address:
    - Blight
    - Crime
    - Infrastructure
    - Economic Development
  - Commitment for public / private Investment



# Recommendations

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- Staff to proceed with Skyline CRP covering census tract 122.07
- Redraw the boundaries of the Lancaster Corridor/Cigarette Hill CRP to include census tract 88.02
- Update all CRP plans to reflect investments to date
- Inform developers of existing CRP areas
- Inform developers that requests for new CRP creation must be received at least 12 months in advance of Housing Tax Credit project proposal to City of Dallas



# Questions