

RECEIVED

**HOUSING COMMITTEE**  
**DALLAS CITY COUNCIL COMMITTEE AGENDA**

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2015 OCT 15 AM 10:57

CITY OF DALLAS  
DALLAS, TEXAS

MONDAY, OCTOBER 19, 2015  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA  
DALLAS, TEXAS 75201  
11:00 A.M. – 12:30 P.M.

*Chair*, Councilmember Scott Griggs  
*Vice-Chair*, Councilmember Carolyn King Arnold  
Mayor Pro Tem Monica R. Alonzo  
Councilmember Tiffinni A. Young  
Councilmember Mark Clayton  
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

**BRIEFINGS**

2. Accessory Dwelling Units  
*All Districts*  
David Cossum  
Director  
Sustainable Development & Construction
3. Current Housing Data  
*All Districts*  
Bernadette Mitchell  
Director  
Housing/Community Services
4. Housing Development &  
Funding Availability  
*All Districts*  
Bernadette Mitchell  
Director  
Housing/Community Services

5. **UPCOMING AGENDA ITEMS**

October 28, 2015

- A. Agenda Item: Authorize a housing development grant in an amount not to exceed \$1,500,000 to the Dallas Housing Acquisition and Development Corporation for construction of ten single family homes on land bank properties – *District 4*

Adjourn

  
Scott Griggs, Chair  
Housing Committee

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

# Housing Committee

## Meeting Record

October 5, 2015

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: October 5, 2015

Meeting Start time: 11:03 A.M.

<p><b><u>Committee Members Present:</u></b>                  Councilmember Carolyn King Arnold-Vice-Chair                  Mayor Pro Tem Monica R. Alonzo                  Councilmember Mark Clayton                  Councilmember Casey Thomas, II                  Councilmember Tiffinni A. Young</p>	<p><b><u>Staff Present:</u></b>                  Alan E. Sims-Chief of Neighborhood Plus                  Theresa O'Donnell-Resiliency Officer                  Bernadette Mitchell-Director/H/CS                  Charles Brideau-Assistant Director-H/CS                  Patrick Inyabri-Interim Assistant Director-H/CS                  Beverly Davis-Assistant Director/FHO                  Cobbie Ransom-PNV                  Cynthia Rogers-Ellickson-HOU                  Robin Bentley-CAO                  Art Hudman-CAO                  Charles Estee-CAO                  Jeffrey Chestnut-CAO                  Michael Bostic-CAO                  Barksdale Haggins-FHO                  Cassandra Luster-H/CS                  Doris Edmon-H/CS                  Alida Allen-H/CS</p>
<p><b><u>Other Council Members Present:</u></b>                  Councilmember Adam McGough</p>	<p><b><u>Other Attendees</u></b>                  Nanci Williams- Austin Street Center                  Larry Offutt-Swiss Avenue Historic District                  Gail Misner-Dallas Habitat for Humanity                  Sherman Roberts-CityWide, CDC                  N.R. Goldsmith                  Derek Avery-O'Connor                  Karen Crosby-Dallas City Homes</p>
<p><b><u>Committee Members Absent:</u></b>                  Councilmember Scott Griggs</p>	<p><b><u>Other Attendees</u></b>                  Nanci Williams- Austin Street Center                  Larry Offutt-Swiss Avenue Historic District                  Gail Misner-Dallas Habitat for Humanity                  Sherman Roberts-CityWide, CDC                  N.R. Goldsmith                  Derek Avery-O'Connor                  Karen Crosby-Dallas City Homes</p>

**AGENDA:**

**Housing Committee Meeting Called to Order by CM Scott Griggs**

1. **Approval of September 21, 2015 Minutes of the Housing Committee**  
 Presenter(s): Council Member Carolyn King Arnold, Vice-Chair

**Action Taken/Committee Recommendation(s)**

Motion made by: MPT Monica Alonzo	Motion seconded by: CM Casey Thomas, II
Item passed unanimously: <u>X</u>	Item passed on a divided vote: <u>      </u>
Item failed unanimously: <u>      </u>	Item failed on a divided vote: <u>      </u>

**Follow-up (if necessary):**

**2. Analysis of Impediments to Fair Housing Choice-All Districts**

**Presenter(s):** Alan E. Sims, Chief of Neighborhood Plus /Bernadette Mitchell, Director/Don Babers, HOU/Beverly Davis, Assistant Director

Information Only:  X

**Action Taken/Committee Recommendation(s)**

<b>Motion made by:</b>	<b>Motion seconded by:</b>
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

**3. Land Bank Program-All Districts**

**Presenter(s):** Alan E. Sims, Chief of Neighborhood Plus/Bernadette Mitchell, Director/Don Babers, HOU

Information Only:    

**Action Taken/Committee Recommendation(s) Motion to move to full council on October 14<sup>th</sup>**

<b>Motion made by:</b> Mark Clayton	<b>Motion seconded by:</b> Tiffinni A. Young
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 Agenda Items**

**October 14, 2015**

- A. Agenda Item: Authorize (1) a contract with the Department of State Health Services for the continuation of the Special Supplemental Nutrition Program for Women, Infants, and Children for the period October 1, 2015 through September 30, 2016; and (2) the execution of the Data Use Agreement between the Texas Health and Human Services Enterprise and the City – *District All*
  
- B. Agenda Item: Authorize contracts with fully-licensed child care providers pursuant to the City Child Care Services for the period October 1, 2015 through September 30, 2016 (list attached) and with other fully-licensed child care providers (not listed in the Attachment) selected by eligible parents during the fiscal year – *District All*

- C. Agenda Item: Authorize an amendment to Resolution No. 15-1365, previously approved on August 12, 2015 to: (1) increase the local cash match from the City of Dallas by \$100,040 (from \$96,253 to \$196,293); (2) decrease the In-Kind Contributions by AIDS Arms, Inc. by \$100,040 (from \$175,000 to \$74,960); and (3) specify new terms regarding match requirements in the Memorandum of Understanding between the City of Dallas and AIDS Arms, Inc. to provide an In-Kind Contribution in the amount of \$74,960, under the Continuum of Care Grant for the Permanent Supportive Housing from the U.S. Department of Housing and Urban Development – *District All*
  
- D. Agenda Item: Authorize (1) the acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) to provide services to the homeless through the Homeless Housing and Services Program (HHSP) in an amount not to exceed \$806,510 for the period September 1, 2015 through August 31, 2016, and execution of the required grant agreements; (2) the acceptance of a grant from the Texas Department of State Health Services (TDSHS) to provide services to the homeless through the Healthy Community Collaborative for the period September 1, 2015 through August 31, 2016 and execution of the grant agreement(s) not to exceed \$2,613,607; and (3) the first amendment to the Management Services Contract, Phase II, with Bridge Steps to: (a) allow Bridge Steps to count the TDHCA and TDSHS funds toward Bridge Steps' required contribution to the Bridge operating budget for the period September 1, 2015 through August 31, 2016; and (b) require Bridge Steps to comply with all conditions of the TDHCA and TDSHS grant agreements - *District All*
  
- E. Agenda Item: A public hearing to receive comments on the proposed City of Dallas FY 2015-16 Urban Land Bank Demonstration Program Plan; and at the close of the public hearing, consideration of approval of the City of Dallas FY 2015-16 Urban Land Bank Demonstration Program Plan – *Districts 1, 2, 3, 4, 5, 6, 7, 8*
  
- F. Agenda Item: Authorize (1) the acceptance of a grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program (FHAP) to process, investigate and conciliate housing discrimination complaints, administrative costs and HUD required staff training for the period October 1, 2015 through September 30, 2016; and (2) the execution of the cooperative grant agreement and any other documents related to the grant – *District All*

**Information Only: \_\_\_**

**Action Taken/Committee Recommendation(s) Motion to move to full Council on October 14<sup>th</sup>**

<b>Motion made by: CM Tiffinni A. Young</b>	<b>Motion seconded by: CM Casey Thomas</b>
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 by CM Carolyn Arnold King**

**Meeting Adjourned: 12:30 P.M.**

**Approved By: \_\_\_\_\_**

# Memorandum



**DATE** October 16, 2015

**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** **Accessory Dwelling Units**

On October 19, 2015, you will be briefed on accessory dwelling units. The purpose of this briefing is to receive direction from the committee as to possible code amendments. A copy of the briefing material is attached for your review.

Please let me know if you have any questions.



Ryan S. Evans  
First Assistant City Manager

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

# Accessory Dwelling Units

## Housing Committee

October 19, 2015



# Purpose of Briefing

- Update the Committee on Accessory Dwelling Units
- To get direction from the Committee on possible code amendments



# Background

***Forward Dallas*** - Quality of Life envisions diverse housing choices to meet diverse population.

- Protect and preserve existing neighborhood character
- Improve opportunities for owner-occupied housing
- Provide housing choices for people at all income levels
- Create opportunities for housing in a landlocked city where most property is devoted to single-family dwellings
- Encourage housing policies promoting mixed-income residential development



# Background

## ***Neighborhood Plus*** – Housing Choice in Dallas:

- Gaps in affordability
  - Thirty-one percent (31%) of owners are living in homes unaffordable to them; and
  - Forty-eight percent (48%) of renters are living in housing that is considered unaffordable.
- Affordability for Renters
  - Need for housing choices for those with income below \$50,000 per year



# Current Code

## Residential Uses

- **Single Family Districts**
  - One dwelling unit per lot
- **Duplex Districts**
  - Two dwelling units per lot
- **Multifamily Districts**
  - Three or more dwelling units per lot

**Dwelling Unit** means one or more rooms designed to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.



# Current Code

## Additional dwelling units

- Additional dwelling units are not allowed by right in single family districts
- Board of Adjustment (BDA) may grant a special exception to authorize an additional dwelling unit in any district when, in the opinion of the board, the additional dwelling unit will:
  - Not to be used as rental accommodations; and
  - Required to be deed restricted as such

# Current Code

## Accessory Structures

- Accessory Structure Regulations (51A-4.209(6) (E))\*:
  - Cannot exceed height of the main building
  - Floor area of the accessory structure (excluding parking area), less than 25% of the main building
  - Floor area of all accessory structures (excluding parking area), not to exceed 50 percent of the main building's floor area
  - Similar in exterior siding, roofing, roof pitch, foundation fascia (color, material, pattern, etc.,) of the main building

\* Revised on 5/11/2005 by Ordinance No: 25977

# Options

1. Establish another Board of Adjustment (BDA) special exception to authorize an additional dwelling unit as a rental accommodation.
2. Create regulations for an overlay
3. Allow by right in all single family residential districts
4. No change

# Issues to address

- *Owner occupancy of main structure?*
- *Parking?*
- *Limit square footage?*
- *Attached or detached?*
- *Number of Accessory Dwelling Units allowed on a lot?*

# Next Steps

- Receive direction for the Committee on accessory dwelling units



# Appendix

# Index Cities

	Austin	Baltimore	Boston	Columbus	El Paso	Fort Worth	Philadelphia	Phoenix	San Antonio	San Jose	San Diego	*Vancouver, Canada
Additional Dwelling Unit allowed in Single Family District	√	X	X	X	√	√	√	√	√	√	√	√
Rental Allowed	√	X	X	X	√	X	√	X	√	√	√	√
Owner Occupancy on same lot	X	X	X	X	√	X	√		√	√	√	X
ADU size regulations	√	X	X	X	√	X	√	X	√	√	√	√
Lot size, set back requirements	√	X	X	X	√	X	√	X	√	√	√	√
Additional or separate utility and sewer connections allowed		X	X	X		X		X				√
parking requirements	√	X	X	X	X		X	X		√	√	√
Design requirements	X**	X	X	X	√	X		X	√	√	√	√
ADU - Accessory Dwelling Unit												
* Not an Index Cities												
** Austin City Council is reviewing changes to the Accessory Dwelling Units regulations, includes design guidelines.												

# Surrounding Cities

	Allen	Arlington	Cedar Hill	Duncanville	Fort Worth	Garland	Grand Prairie	Irving	Mesquite	McKinney	Plano	Richardson
Additional Dwelling Unit allowed in Single Family District	X	√	√	√	√	√	√	√	√	√	√	√
Rental Allowed	X	X	X	X	X	X	X	X	X	X	X	X
Owner Occupancy on same lot		X		X		X						
ADU size regulations	X	X	X	X	X	X	X	X	X	X	X	X
Lot size, set back requirements	X	X	X	X	X	X	X	X	X	X	X	X
Additional or separate utility and sewer connections allowed				X					X			
parking requirements				X		X						
Design requirements		X	X	X	X	X	X	X	X	X	X	X
Note:												
ADU- Accessory Dwelling Unit												

# Austin, Texas

<b>Permit requirement</b>	Yes
<b>Attached and Detached</b>	Attached and Detached ADUs
<b>Owner occupancy</b>	not required
<b>Number of occupants</b>	unknown
<b>Lot size</b>	Attached ADU min. lot area 3,000 sq. ft; Detached ADU min. lot area 7,000 sq. ft
<b>ADU Size</b>	Detached ADU: 30 feet, maximum two stories
<b>ADU Height</b>	Compliance with the required setbacks of the primary structure required by the underlying zoning district.
<b>Setback requirements</b>	at least 15 feet to the rear of the PDU
<b>Utility and sewer connections</b>	unknown
<b>Parking</b>	Dwelling unit less than 6 bedroom, min. of one parking, Dwelling unit with more than 6 bedrooms, one parking per each bedroom.
<b>Design</b>	unknown
<b>Additional requirements</b>	City Council is considering changes to the ADU to: (1)reduce minimum lot size; (2)increase gross floor area for 2nd story ADU; create design standards; etc.,

ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; Sq. ft – Square feet; ft – feet; gfa – gross floor area

# El Paso, Texas

<b>Attached and Detached</b>	Attached and Detached
<b>Owner occupancy</b>	Property owner must occupy either the PDU or ADU. One year of temporary absence period is allowed.
<b>Number of occupants</b>	unknown
<b>Lot Size</b>	minimum lot area is 5,500 sq.ft
<b>ADU Size</b>	lot area between 5,500 sq. ft to 8,000 sq. ft - max ADU 800 sq.ft of gfa lot area above 8,000 sq. ft - max ADU 1,200 sq.ft of gfa Only one bedroom per ADU. Only one ADU in a lot with SF Attached ADU is NOT allowed in a lot with Duplex or Multifamily
<b>ADU Height</b>	only one story or 15 feet in height
<b>Setback requirements</b>	attached ADU shall be located a minimum of 10 ft from any property line except that when the rear property line abuts an alley with a minimum ROW of 20 ft, the rear setback for an ADU can be reduced to 0 ft, when the rear property line abuts an alley with ROW less than 20 ft, or reduction is approved by the Traffic Engineer.
<b>Utility and sewer connections</b>	unknown
<b>Parking</b>	one parking per residential use - no specifications for the ADU
<b>Design</b>	Consistent with PDU in scale, material, color, roof pitch, siding, and window proportions.
<b>Additional requirements</b>	Windows are not permitted on the walls of an ADU that is within 10 ft of property line abutting a residential use

ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; gfa – gross floor area; Sq.ft – Square feet; ft – feet;

# Philadelphia, PA

<b>Building Permit requirement</b>	Yes
<b>Attached and Detached</b>	Allows attached and detached ADU.
<b>Owner occupancy</b>	<ul style="list-style-type: none"> <li>• PDU or ADU must be occupied by the owner.</li> <li>• Before the CO of the ADU, the property owner shall record an affidavit and deed restriction, stating that the property owner will reside on the property (either in PDU or ADU)</li> </ul>
<b>Lot size</b>	One ADU per lot - ADU is permitted on lots occupied by single detached and semi-detached houses.
<b>ADU Size</b>	Floor area of an ADU shall not exceed 800 sq. ft
<b>ADU Height</b>	ADU shall not exceed 15 feet in height
<b>Setback requirements</b>	ADU are subject to all applicable regulations of the zoning district in which they are located
<b>Parking</b>	no additional parking is required
<p><b>Additional information:</b></p> <ul style="list-style-type: none"> <li>• ADU located in a historic district or located on a lot that is listed on the Philadelphia Register of Historic Places is subject to review by the Historical Commission.</li> <li>• Only one entrance to a detached or attached ADU may be located on the front façade that faces a street, unless the house contained an additional street- facing entrance before the ADU was created.</li> <li>• Total area of trash and recycling storage areas may not exceed 25% of the gross floor area in the PDU.</li> </ul>	

ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; Sq.ft – Square feet; ft – feet;

# San Antonio, Texas

<b>Building Permit requirement</b>	Yes
<b>Attached and Detached</b>	Attached and Detached
<b>Owner Occupancy</b>	<ul style="list-style-type: none"> <li>Property owner must occupy either the principal unit or the accessory dwelling as their permanent residence</li> <li>Property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the accessory dwelling</li> <li>Existence of the accessory dwelling unit shall be recorded with the county recorder and additional covenants as required</li> </ul>
<b>Lot Size</b>	only one ADU per lot.
<b>ADU Size</b>	Minimum of 300 sq. ft and maximum of 800 sq.ft. Attached ADU shall not exceed forty (40) percent of the building footprint of the PDU. Only one bedroom is allowed in an ADU
<b>Setback Requirements</b>	shall be in compliance with the required setbacks of the primary structure required by the underlying zoning district. Additionally, the detached ADU shall require a minimum setback from the rear and side property lines of five (5) feet
<b>Utility and sewer connections</b>	ADU shall be connected to the central electrical, water and sewer system of the PDU. This provision does not apply to the electrical service if the distance between the PDU and ADU is greater than one hundred (100) lineal feet.
<b>Parking</b>	Parking areas shall be located behind the front yard
<b>Design</b>	Consistent architectural design, style, appearance and character of the PDU including roof pitch, siding and window proportions.
<b>Additional information:</b>	
<ul style="list-style-type: none"> <li>Total number of occupants in an detached an ADU is 3; in an attached ADU - its 1 person per 200 sq.ft of gfa.</li> </ul>	

ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; Sq.ft – Square feet; ft – feet;

# San Diego, CA

<b>Building Permit requirement</b>	Yes
<b>Attached and Detached</b>	allows attached and detached ADU.
<b>Owner occupancy</b>	Record property owner enter an agreement with the City (agreement acceptable to the City Attorney Office): <ul style="list-style-type: none"> <li>• ADU and PDU cannot be sold separately</li> <li>• record owner shall reside in the PDU or ADU</li> <li>• this agreement is recoded with the deed.</li> </ul>
<b>Lot size</b>	One ADU per premises
<b>ADU Size</b>	the gfa of the ADU shall not exceed 700 sq feet
<b>ADU Height</b>	Attached ADU (above the garage): max height for flat-roofed structure is 21 feet and the max structure height is 30 feet for sloped roofed structure
<b>Setback requirements</b>	unknown
<b>Utility and sewer connections</b>	unknown
<b>Parking</b>	one standard off street parking is required per bedroom. Off street parking shall not be located into eh area between the street wall and the front property line.
<b>Design</b>	ADU entrance shall not be located on the building street wall or within the front 50% of the street.
<b>Additional information:</b>	
<ul style="list-style-type: none"> <li>• gfa of the ADU shall be included in the floor area ration calculation of the premises.</li> <li>• One tree (24 inch) shall be planted in the front yard of the premises/ in the abutting parkway -existing tree of 15 ft height and 15ft width can satisfy the requirement</li> </ul>	

ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; gfa – gross floor area; sq.ft – Square feet; ft – feet;



# San Jose, CA

<b>Building Permit requirement</b>	Yes
<b>Attached and Detached</b>	Allows attached and detached ADU for rental and additional income purpose; allowed in R1 and PD
<b>Owner occupancy</b>	Owner occupancy is required in the PDU or ADU. Evidence and declaration of owner occupancy before the permit is issued for the ADU
<b>Lot size</b>	Minimum lot sizes <ul style="list-style-type: none"> <li>• Attached unit – 6,000 sq. ft.</li> <li>• Detached unit – 8,000 sq. ft.</li> </ul>
<b>ADU Size</b>	<ul style="list-style-type: none"> <li>• lot with 9,000 sq.ft or less - Max ADU size 600 sq.ft</li> <li>• lot between 9,001 sq.ft - 10,000 sq.ft s - Max ADU size 650 sq.ft</li> <li>• lot above 10,001 sq.ft - Max ADU size 700 sq.ft</li> </ul>
<b>ADU Height</b>	Detached ADU shall be limited to a maximum of one (1) story and eighteen (18) feet in height, with an average roof height of no greater than fourteen (14) feet
<b>Setback requirements</b>	follow the setback requirements of the zoning district in which the ADU is located. ADU shall have a minimum rear setback of fifteen (15) feet, provided that such ADU shall not occupy more than fifty (50) percent of the area between the rear setback otherwise required and said fifteen-foot rear setback
<b>Parking</b>	One (1) additional on-site parking space, in addition to the two (2) required on-site parking spaces for the single-family dwelling, is required for a secondary dwelling.
<b>Design</b>	Constructed with facade materials identical in color, and similar in texture and appearance to the PDU, including: roofing, siding, and windows and doors. ADU should match roof pitch and roof form of the PDU. Front door of any attached ADU shall not be located on the same facade as the front door of the PDU if that facade fronts onto a street.
<b>Additional requirements</b>	<ul style="list-style-type: none"> <li>• Full kitchen (sink, food storage, permanent cooking facilities) and full bathroom is required. Only one bedroom and one bathroom is allowed. Maximum size of the bedroom is 400 sq. ft</li> <li>• cumulative total of the rear yard covered by the secondary dwelling, accessory buildings, and accessory structures, except pools, cannot exceed forty (40) percent of the rear yard.</li> </ul>

ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; Sq.ft – Square feet; ft – feet;

# Vancouver, Canada

<b>Building Permit requirement</b>	Yes
<b>Attached and Detached</b>	Attached and Detached
<b>Owner occupancy</b>	It can be managed by a management company. However requires a submission of "owner undertaking letter" by the owner or the management company.
<b>Lot size</b>	Minimum lot size of o 33 ft. X 122 ft. (4,026 sq. feet) - minimum ADU size of 280 sq.ft
<b>ADU Size</b>	efficiency/one bedroom to maximum two bedroom ADU
<b>ADU Height</b>	<ul style="list-style-type: none"> <li>• one story and partial second story ADU are allowed.</li> <li>• height of a one story ADU must not exceed 3.7 meters (12.1 foot) height, measured to the highest point of the roof.</li> <li>• no portion of one story ADU shall exceed 4.6 m (15 ft ) in height.</li> </ul>
<b>Utility and sewer connections</b>	<ul style="list-style-type: none"> <li>• before issuing a permit for the ADU, utility inspection will be conducted to meet the future capacity</li> <li>• additional flat fees for water, sewer, garbage and recycling for the ADU (will be part of the annual property tax).</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>• houses built before April 20, 2014 - one onsite parking;</li> <li>• houses built after April 20, 2004 - two onsite parking (one for the PDU and one for the ADU)</li> </ul>
<b>Design</b>	<ul style="list-style-type: none"> <li>• Specific guidelines are provided focusing on the access and overlook of the ADU, specifically from the upper lever.</li> <li>• Required to follow guidelines related to the window placement, scale and massing.</li> <li>• ADU on short lots, the roof form, building orientation and widow size and placement should be sensitive the to the relative proximity of neighboring residences.</li> </ul>

ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; Sq.ft – Square feet; ft – feet;

# Memorandum



CITY OF DALLAS

DATE October 16, 2015

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

SUBJECT Current Housing Data

On Monday, October 21, 2015, you will be briefed on Current Housing Data. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

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  
Warren M.S. Ernst, 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  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Current Housing Data

A Briefing to the Housing Committee

Housing/Community Services Department

October 19, 2015



# Purpose

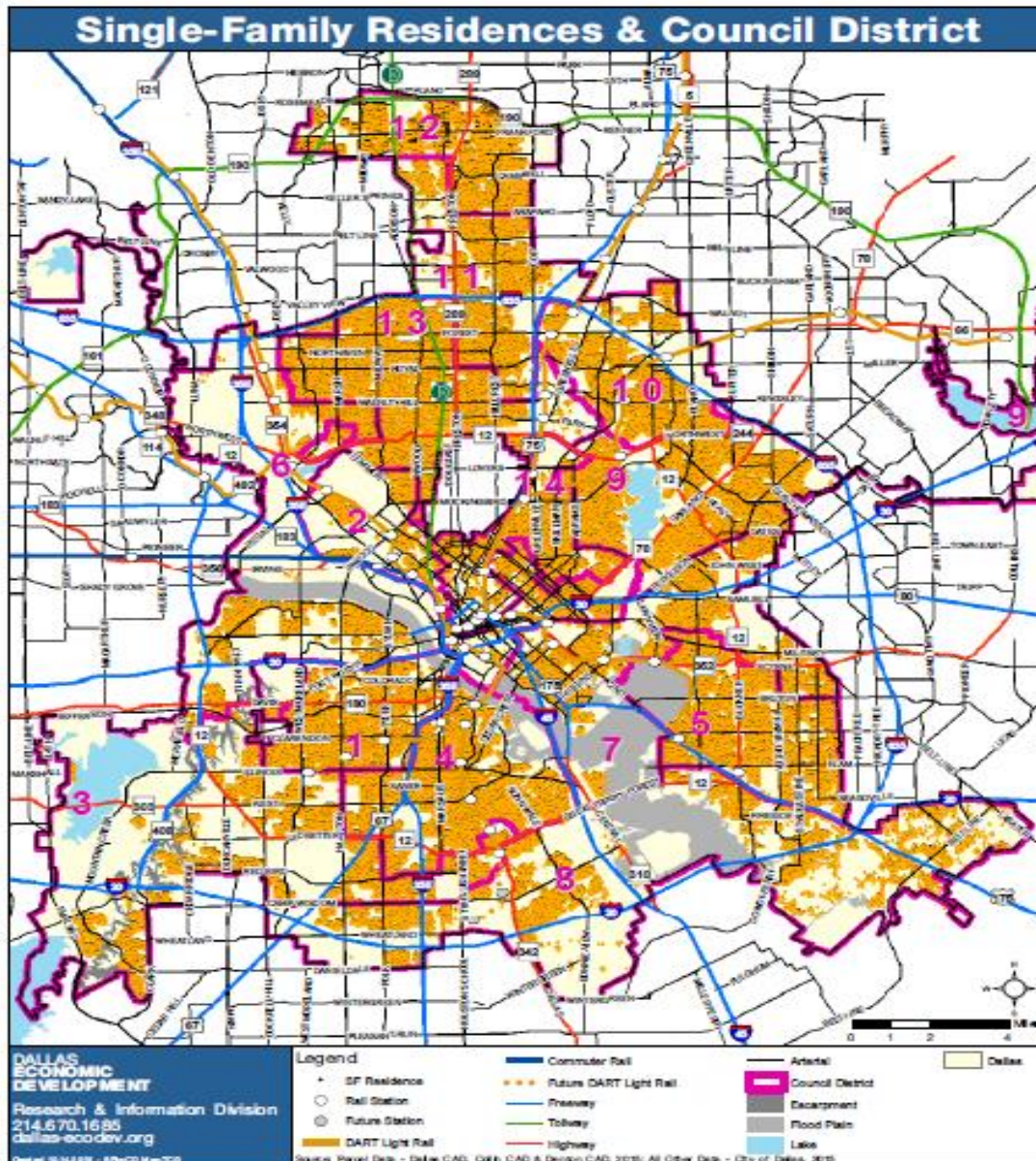
- The purpose of this briefing is to provide current housing data for the City of Dallas as background information for developing future housing policy.

# Single-family Housing

Single-Family Homes by Council District		
Dallas Office of Economic Development		
District	SF Homes	SF Taxable Value
1	17,479	\$1,636,389,844
2	13,250	\$1,372,430,467
3	20,589	\$1,356,715,707
4	22,604	\$724,861,424
5	19,923	\$760,607,733
6	12,629	\$938,832,790
7	18,866	\$975,689,379
8	17,313	\$713,078,385
9	24,991	\$4,630,221,232
10	19,536	\$2,900,986,097
11	17,411	\$4,649,503,905
12*	16,050	\$3,667,270,395
13	25,276	\$11,747,249,382
14	22,586	\$6,118,236,170
<b>Total</b>	<b>268,503</b>	<b>\$42,192,072,910</b>

Source: City of Dallas via Dallas CAD, Collin CAD & Denton CAD. 2015 certified values for all districts \*except district 12 (2014 certified values)

# Single-family Housing



# Multi-family Housing

## Multi-family Units by Council District

### City of Dallas

# Multi-family Properties: 2,668

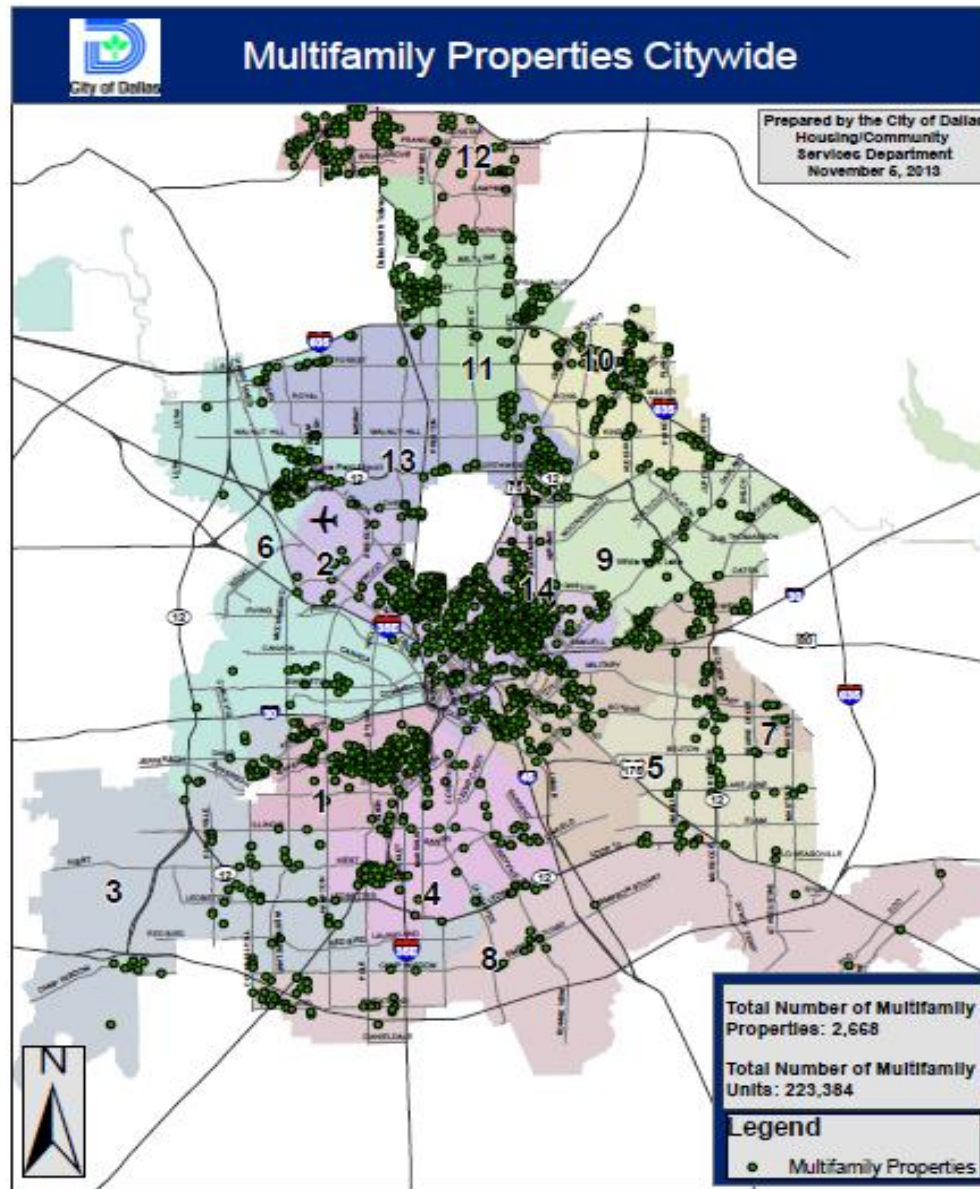
# Multi-family Units: 223,384

96% Occupancy

CD	# Multifamily Properties	# Multifamily Units
1	353	8,332
2	552	22,345
3	101	11,073
4	98	6,733
5	37	2,187
6	102	12,399
7	243	13,640
8	63	10,789
9	70	11,840
10	113	22,344
11	149	27,237
12	116	31,596
13	124	13,981
14	546	28,726



# Multi-family Housing



# Owner/Renter Occupancy

## 2000 Summary

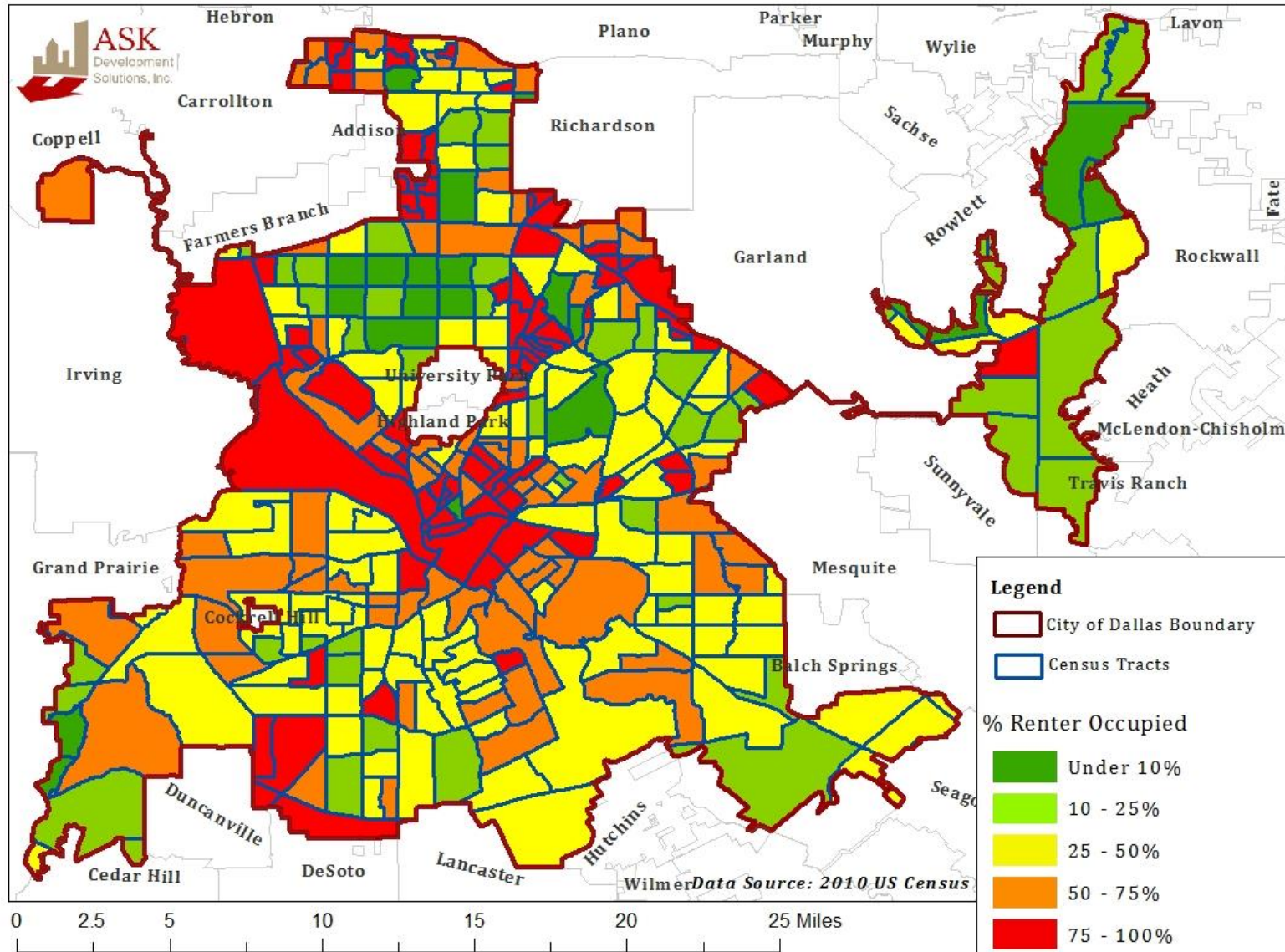
	Number	Percentage
2000 Owner	195,335	43.2%
2000 Renter	<u>256,498</u>	<u>56.8%</u>
Total	451,883	100.0%

## 2010 Summary

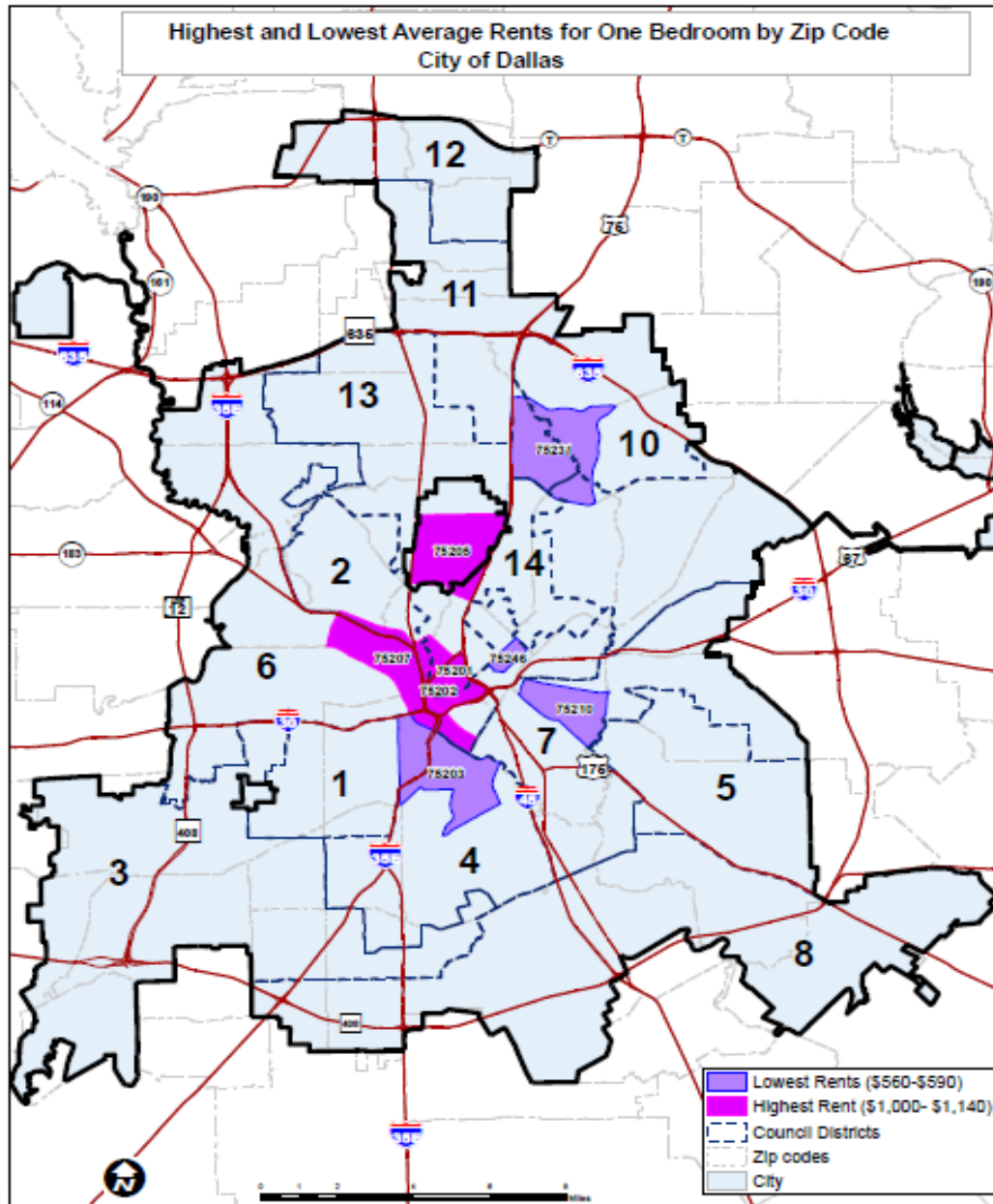
	Number	Percentage
2010 Owner	201,880	44.1%
2010 Renter	<u>256,117</u>	<u>55.9%</u>
Total	457,997	100.0%

# Renter Occupancy

City of Dallas: Percent Renter Occupied Housing in 2010



# Fair Market Rental



# Homebuyer Profile

- Typical market-rate, single-family homebuyer comes from out of state
- Household Income: \$100,000+ (couple)
- Purchase Price Range: \$150,000 - \$200,000
- Preferred Amenities: 3+ bedroom / 2 bath, garage, interior upgrades
- Young professionals + Diverse ethnicity

# 2020 Yearly Housing Targets

NeighborhoodPlus  
The future of living in our city

## Yearly Target for New Housing Units to 2020

Annual Increment by Housing Type and Tenure

**The goal is to keep pace to maintain about 50% of Dallas County population.**



Source: Envision Tomorrow Balanced Housing Model. Calculated from ACS 2009-2013 levels over 7 years to 2020 based on ESRI Tapestry projections

# Next Steps...

## Upcoming Briefings

- Regionalism
- Chapter 27
- Tax Increment Finance Districts
- Source of Income Discrimination

## Discussion of Housing Policy & Adoption

- Where to create opportunities
- How to create housing options

## City Council Action on Housing Policy by May/June 2016

# Memorandum



CITY OF DALLAS

DATE October 16, 2015

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

SUBJECT Housing Development & Funding Availability

On Monday, October 21, 2015, you will be briefed on Housing Development & Funding Availability. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

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  
Warren M.S. Ernst, 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  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council



# Housing Development & Funding Availability

A Briefing to the Housing Committee  
Housing/Community Services Department  
October 19, 2015



# Purpose

- ▶ Discuss the availability of funding for Housing Development for FY 2015-16 and the possible issuance of a Notice of Funding Availability (NOFA) for Single Family
- ▶ Discuss next steps

# City of Dallas Available Funds

- ▶ The Housing/Community Services Department has \$5.3 million in funds available to commit to gap financing Housing Development projects
  - ▶ \$2.3M in HOME Investment Partnership funds which includes \$1M set-aside for certified Community Housing Development Organizations
  - ▶ \$3M in general obligation bond funds for southern Dallas projects and transit oriented development projects
- ▶ Other sources may include:
  - ▶ Land Bank or City owned properties
  - ▶ Tax Increment Financing District Funds
  - ▶ Section 108 Loan Funds

# Notice of Funding Availability (NOFA) FY 2014-15

- ▶ Multifamily NOFA was posted in October 2014
  - ▶ Available funding of \$6M
  - ▶ Received proposals in December 2014
  - ▶ 19 proposals received
  - ▶ 3 awards made
- ▶ Single family NOFA was posted in February 2015
  - ▶ Available funding of \$4M
  - ▶ Received proposals in March 2015
  - ▶ 15 proposals received
  - ▶ 12 awards made

# Other Events

- ▶ June 25, 2015 - the Supreme Court ruled that disparate impact claims are cognizable under the Fair Housing Act, and upheld the 2013 HUD regulations regarding burdens of proof in disparate impact cases
  - ▶ Inclusive Communities Project (ICP) sued TDHCA in 2008 arguing that the agency's allocation of LIHTCs in Dallas resulted in a disparate impact on African-American residents under the Fair Housing Act.
  - ▶ ICP alleged that TDHCA was disproportionately approving LIHTC projects in minority concentrated neighborhoods in Dallas and disproportionately disapproving them in predominantly Caucasian neighborhoods.
  - ▶ Per ICP, this created a concentration of low income units in minority areas, a lack of units in other areas, and maintained and perpetuated segregated housing patterns.

# NOFA Recommendation

- ▶ Allow staff to issue a Single Family Notice of Funding Availability
  - ▶ There are funds that are time sensitive to commit to projects
  - ▶ During Neighborhood Plus briefing, Council indicated this area to be a priority
- ▶ Once Council has adopted a housing policy in the Spring 2016, issue a Multifamily Notice of Funding Availability (NOFA)
  - ▶ The Supreme Court case specifically dealt with multifamily projects in Dallas
  - ▶ The Committee nor the Council has worked through all the issues surrounding the court's decision

# Next Steps

- ▶ Issue Single Family NOFA on October 26, 2015
- ▶ Provide a Question & Answer Meeting on November 2, 2015
- ▶ NOFAs will be due on November 27, 2015
- ▶ Project applications to be posted on the City of Dallas website by December 4, 2015
- ▶ Staff will begin processing applications in December 2015

# Appendix

FY 2014-15 NOFA Criteria



# Criteria for Single Family NOFA

- ▶ Private interim financing within 120 days of City commitment
- ▶ Quality of proposed project
- ▶ Project design and special accommodations for expected occupants
- ▶ Project compatible with existing or anticipated development of area
- ▶ Existing or proposed public transit availability
- ▶ Preservation of environmental assets and energy conservation
- ▶ Financial capacity of applicant to complete the project
- ▶ Any other factor relevant to the best interest of the City (includes consideration for fair housing)
- ▶ The City of Dallas is interested in projects that connect affordable housing to transportation, education, jobs, and healthcare
- ▶ Consideration of housing choices
- ▶ First-come-first-served basis

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** October 28, 2015  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Housing/Community Services  
**CMO:** A. C. Gonzalez, 670-3297  
**MAPSCO:** Various

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## **SUBJECT**

Authorize a housing development grant in an amount not to exceed \$1,500,000 to the Dallas Housing Acquisition and Development Corporation for construction of ten single family homes on land bank properties - Not to exceed \$1,500,000 - Financing: FY 2014-15 HOME Program Income #1

## **BACKGROUND**

The City Council has been briefed on the City of Dallas Neighborhood Plus Plan that includes a strategy for retaining middle income families and developing single family units for mixed-income neighborhoods. The Dallas Housing Acquisition and Development Corporation (DHADC), a nonprofit entity, pursuant to the provisions of Article 4.03 of the Texas Non-Profit Corporation Act, acts on behalf of and as directed and ordered by the City of Dallas for this purpose.

The City of Dallas will provide interim construction financing for ten (10) units to be built and sold to eligible low and moderate income families at or below 80% of Area Median Family Income. Eligible costs include land reimbursement, soft costs, construction costs, and allowable closing costs. The construction work will be completed within two years including occupancy. As each unit is sold, the proceeds from the sales of the affordable units will be used to build additional homes. Lots will be selected based on economies of scale for building and timing of lots expiring from land bank control. Deed restrictions for the affordable units will remain on the property for 15 years with forgiveness of the debt to the DHADC prorata per house.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 10, 2014, City Council held a public hearing and authorized final adoption of Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant, which included funding for housing development, by Resolution No. 14-2182.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)**

On September 22, 2015, this item was remanded to Housing Committee By Councilmember Carolyn King Arnold.

On October 5, 2015, this item was briefed to Housing Committee.

Information about this item was provided to the Housing Committee on September 21, 2015.

**FISCAL INFORMATION**

FY 2014-15 HOME Program Income #1 - \$1,500,000

October 28, 2015

**WHEREAS**, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

**WHEREAS**, on December 10, 2014, City Council held a public hearing and authorized final adoption of Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant, which included funding for housing development, by Resolution No. 14-2182; and

**WHEREAS**, on September 22, 2015, this item was remanded to Housing Committee By Councilmember Carolyn King Arnold; and

**WHEREAS**, on October 5, 2015, this item was briefed to Housing Committee; and

**WHEREAS**, Dallas Housing Acquisition and Development Corporation (DHADC) proposes to work with the City of Dallas to undertake the development of ten (10) units located on scattered sites; and

**WHEREAS**, the City desires for DHADC to develop affordable units for low and moderate income families; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute a housing development grant in an amount not to exceed \$1,500,000 to the DHADC for construction of ten (10) single family homes on land bank properties.

**Section 2.** The terms of the loan agreement include:

- (a) DHADC must execute a note payable for \$1,500,000 to the City of Dallas for the loan.
- (b) DHADC will execute a lien through a Deed of Trust and deed restriction for a 15-year term for the affordable units.
- (c) DHADC will use funds for land reimbursement, soft costs, construction costs, and allowable closing costs.
- (d) DHADC will utilize proceeds from the sales of homes to build additional homes with the same 15 year affordability restrictions.
- (e) DHADC will have two (2) years to fully complete the project.

October 28, 2015

- (f) DHADC must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income (AMFI).
- (g) The City will release DHADC's lien and forgive the debt on a prorata basis as each unit is sold to a low-income household at or below 80% AMFI.

**Section 3.** That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute releases of liens, forgive the debt and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

**Section 4.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution as follows:

Dallas Housing Acquisition and Development Corporation    Vendor # 516925

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object Code</u>	<u>Program #</u>	<u>Encumbrance</u>	<u>Amount</u>
14M1	HOU	489G	3015	14M1489G	HOU489GK181	\$1,500,000

**Section 5.** That the City Controller is hereby authorized to record notes receivable in balance sheet account (033F) and deferred revenue-home loan in (0859) in fund 14M1 for the amount of the loan.

**Section 6.** That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

**Section 7.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.