

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED
2017 MAY 10 PM 2:22
CITY SECRETARY
DALLAS, TEXAS

MONDAY, MAY 15, 2017
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. Voluntary Inclusionary Zoning Update
All Districts David Cossum
Director
Sustainable Development & Construction
3. Housing Projects Update
All Districts Bernadette Mitchell
Director
Housing & Neighborhood Revitalization
4. Briefing Memo: Owner-Occupied Housing
Development Program Notice of Funding
Availability (NOFA) Results
All Districts For Information Only
5. Briefing Memo: Update on Short
Term Rentals
All Districts For Information Only
6. Briefing Memo: Assessment of Fair
Housing Public Participation Meetings
All Districts For Information Only

7. **UPCOMING AGENDA ITEMS**
May 24, 2017

- A. Senior Clinical Dental Care Services Program – District All
- B. Reconstruction Program - 2612 Stephenson Street – District 7
- C. Reconstruction Program 3811 Hamilton Avenue – District 7
- D. Land Transfer Hold Public Hearing and Sale of 1 Lot to ICDC – District 7

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

Adjourn



Scott Griggs, Chair
Housing Committee

EXECUTIVE SESSION NOTICE

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

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

Handgun Prohibition Notice for Meetings Of Governmental Entities

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

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

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

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

Housing Committee

Meeting Record April 17, 2017

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

Meeting Date: April 17, 2017

Meeting Start time: 11:02 A.M.

<p>Committee Members Present: Scott Griggs (Chair) Carolyn King Arnold (Vice Chair) Monica R. Alonzo Mark Clayton Casey Thomas, II</p> <p>Other Council Members Present: Philip T. Kingston B. Adam McGough</p> <p>Committee Members Absent Tiffinni A. Young</p>	<p>Staff Present: Joey Zapata, Assistant City Manager Raquel Favela, Chief of Economic Development & Neighborhood Services Bernadette Mitchell, Director/H/CS Karl Zavitkovsky, Director/ECO Karen Schaffner, Manager</p> <p>Other Presenters: Cindy Crain, Metro Dallas Homeless Alliance</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Scott Griggs

1. **Approval of April 3, 2017 Minutes of the Housing Committee Meeting**
Presenter(s): CM Scott Griggs

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

Motion made by: CM 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. **Dallas Housing Finance Corporation (DHFC): Status Update**
Presenter(s): Josey Zapata, Assistant City Manager/Raquel Favela, Chief of Economic Development & Neighborhood Services/Karl Zavitkovsky, Director of Office of Economic Development/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by:	Motion seconded by:
Item passed unanimously: <u> </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):

3. Homeless Management Information System (HMIS): Status Update-All Districts

Presenter(s): Joey Zapata, Assistant City Manager/Raquel Favela, Chief of Economic Development & Neighborhood Services/Development/Bernadette Mitchell, Director of Housing/Community Services/Cindy Crain, President/CEO of Metro Dallas Homeless Alliance

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary):

4. Homeless Management Information System (HMIS): Status Update-All Districts

Presenter(s): Joey Zapata, Assistant City Manager/Raquel Favela, Chief of Economic Development & Neighborhood Services/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary):

5. Home Improvement Rebate Program-All Districts

Presenter(s): Joey Zapata, Assistant City Manager/Raquel Favela, Chief of Economic Development & Neighborhood Services/Bernadette Mitchell, Director of Housing/Community Services

Information Only:

Action Taken/Committee Recommendation(s): Motion made to move forward to full Council with no recommendations.

Motion made by: CM Monica Alonzo	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):

6. Executive Summary of City of Dallas Housing Policy Briefing Memo-All Districts

Presenter(s): Josey Zapata, Assistant City Manager/Raquel Favela, Chief of Economic Development & Neighborhood Services/Bernadette Mitchell, Director of Housing/Community Services

Information Only: X

Action Taken/Committee Recommendation(s):

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

Follow-up (if necessary):

Housing Committee
April 17, 2017
Meeting Record

7. Upcoming Agenda Items

April 26, 2017

- A. Acceptance of Dallas County Emergency Solution Grant Funds - Districts All
- B. Urban Mixed Use Project – District 7
- C. Call of Public Hearing for Land Transfer Lot to South Dallas Fair Park/ICDC – District 7

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

Motion made by:	Motion seconded by:
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):

Meeting Adjourned: 12:30 A.M.

Approved By _____

DRAFT

Memorandum



CITY OF DALLAS

DATE May 10, 2017

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

SUBJECT **Voluntary Inclusionary Zoning Update**

On Monday, May 15, 2017, you will receive a briefing to update you on the status of code amendments to incentivize the provision of units affordable to families with income levels below AMI. The briefing will be provided by David Cossum, Director of Sustainable Development and Construction.

The briefing materials are attached for your review.

Please feel free to contact either myself or David Cossum if you have any questions or need additional information.



Majed A. Al-Ghafry
Assistant City Manager

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

Jo M. (Jody) Puckett, P.E., Interim Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Cheritta Johnson, Interim Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Voluntary Inclusionary Zoning Update

Housing Committee

May 15, 2017

**David Cossum, Director
Sustainable Development
& Construction
City of Dallas**



City of Dallas

Presentation Overview

- Background
- Purpose
- Issues
- Proposed action
- Recommendation
- Next steps



Background

- The Housing Committee was briefed on May 16, 2016 and on August 1, 2016 on voluntary inclusionary zoning as part of the Committee's discussion on appropriate strategies to affirmatively further fair housing and reduce segregation
- Since that time staff has been conducting additional research and meeting with stakeholders to develop options for consideration through the Development Code amendment process

Background

- October 2016 through March 2017 met with:
 - Housing, City Attorney's Office, Code, Building Inspection
 - Habitat for Humanity
 - Inclusive Communities Project
 - Members of the development community
- Participated in conference calls with inclusionary housing providers hosted by Grounded Solutions Network
- Utilized and analyzed data from Metrostudy, M|PF Research, and Census

Purpose

- Update the Housing Committee on development of zoning incentives
- Objectives
 - Create housing available to families at a wide variety of income levels
 - Provide an additional tool to create housing in areas of opportunity
 - Encourage urban and pedestrian-oriented mixed income development with appropriate amenities in targeted areas

Issues

- Rent Burden - More than 20,000 households in Dallas earn \$35,000 - \$75,000 and still pay more than 30% of their income in rent.
- Rent Gap – What families at 80% of Area Median Family Income (AMFI) can afford to pay in rent has risen 1% annually from 2009 to 2016 while market rent has grown by 4% annually.
- Housing Deficit - Apartments are essentially full (at or above 94% since 2013) and new dwelling units are not keeping pace with population growth.

6

Proposed Amendments



Options for Amendments

- Provide development bonuses in multifamily and mixed use zoning districts for the provision of mixed income housing.
- Amend existing Standard Affordable Housing(SAH) districts to match changes to standard districts for density bonuses.
- Amend section of Development Code that enables Planned Development Districts to include community benefits as an objective.

Development Bonuses

- Allow for increased height and reduced setbacks, subject to additional standards, for Multifamily and Mixed Use districts with appropriate buffer from single family districts
- Allow parking reduction for residential units with proximity to transit.

Development Bonuses

- Could differentiate provision of set aside units based on whether the property is in a:
 - High opportunity area
 - Transit oriented development (TOD)
 - Racially and ethnically concentrated areas of poverty (RECAP)
- Additional design standards could be required in line with urban design objectives and complete streets
- Mitigate potential impact of increased structure height and density on nearby single family by adhering to proximity slope requirements

10

Development Bonuses

- Possible set aside scenarios for desired units depending on size of bonus
 - High opportunity area
 - 5% at 60% of AMFI
 - 5% at 60% of AMFI and 5% at 80% of AMFI
 - Non High Opportunity / TOD
 - 10% at 80% of AMFI
 - 5% at 60% of AMFI and 5% at 80% of AMFI
 - Non RECAP / Non High Opportunity
 - 5% or 10% at 80% of AMFI
 - RECAP area
 - No set aside

Development Bonuses

- Potential for Impact
 - Dallas currently has more than 11,000 acres of land throughout the city zoned for lower-density multifamily use.
 - By allowing additional density, this land offers an opportunity to meet the need for additional housing at a wide variety of price points in response to market demand.
 - Allowing an additional floor on a 3 story building has the potential to increase unit yield by 33 percent.

12

Planned Development District Community Benefits Objective

- Modify Section 51A-4.702, Planned Development District Regulations
 - Create community benefit objective for Planned Development Districts (PDs)
 - PDs that create significant residential density should align with City goals of providing mixed income communities and other benefits

Planned Development District Community Benefits Objective

- Modify Section 51A-4.702, Planned Development District Regulations (cont.)
 - PDs that provide for additional floor area should align with City goals of enhancing pedestrian experience and complete streets by the provision of open space and other amenities
 - Consider additional community benefits as may be recommended by City Plan Commission, such as green infrastructure (iSWM), public art, support for small businesses, etc.

14

Other Consideration

- Develop tracking tools to monitor affordable units from initial zoning through construction completion
- Determine compliance and oversight procedures and necessary staff responsibilities

Density Bonus Example

- Height bonus from 36 ft to 48 ft
- 10 units per floor
- Increase in height allows one additional floor

Set Aside	Base	Bonus	Total	Set Aside Units	Market	
					Add	Total
0%	30	10	40	-	10	40
5%	30	10	40	2	8	38
10%	30	10	40	4	6	36
20%	30	10	40	8	2	32

16

Keys to Success

- Target areas of high opportunity near transit, jobs, services and good schools
- Disperse new development throughout the city
- Encourage diverse housing available to families at a wide variety of incomes
- Support adopted city plans such as forwardDallas!
- Provide for green space, playgrounds, parks, and other outdoor recreational opportunities
- Must be financially viable for the developer: Benefits of density bonuses and/or up-zoning should at least partially off-set the costs of providing the affordable and moderately-priced units
- Increase housing supply by encouraging new residential development at all price points
- Monitor demolition of aging units and replacement with new units

17

Recommendation

- Informational briefing. No action required.



Next Steps

- Zoning Ordinance Advisory Committee
- City Plan Commission
- Housing Committee
- City Council



Appendix



Example – Austin*

- Vertical Mixed Use (2007) – density bonus and parking standards exemptions in exchange for 10% of rental units (5% owner) designated as affordable
- University Neighborhood Overlay (2004) – alternative dimensional standards for developers who set aside 10% of units at 60% of AMFI and 10% of units at 50% of AMFI
- Downtown Density Bonus (2013) - 10 bonus square feet for each 1 square foot set-aside at 80% of AMFI for rental (120% AMFI for owner-occupied)
- *Examples shown only. Austin has multiple incentive programs, including SMART housing, TOD, micro unit density bonus, and area-specific incentives.

Example – San Antonio

- Section 35-372 of San Antonio’s code applies when a site is “the subject of an application for a rezoning, master development plan, or subdivision plat.”
- The bonus is available according to the chart: 10% set aside for 50 years at 80% of AMFI earns the developer a 20% bonus, for example:

Category	Set Aside	Density Bonus	Affordability Period
Low income (80% AMFI)	10%	20%	50 years
Very low income (50% AMFI)	5%	10%	

Example – Philadelphia

- Chapter 14-702: a variety of floor area and height bonuses in specific base zoning districts in exchange for mixed income housing, as well as public art, public space, transit improvements, underground parking, green buildings, etc.
- May use more than one bonus option.
- May also make a payment in lieu of providing units.

Category	Set-Aside	Density Bonus	Affordability Period
80% AMFI (rental) or 100% (owner-occupied)	10%	150-300% FAR 48' height	15 years

Note: Bonus varies by zone. Height bonus available only in certain overlay districts.

23

Example – Portland

- Allows a variety of bonuses in specific base zoning districts in exchange for specific amenities, additional design review, protections of landmarks, provision of housing in specific areas, etc.
- May use more than one bonus option and may make a payment in lieu to the Affordable Housing Replacement Fund.
- The Central City Plan: middle-income housing bonus options: 30% of units affordable to households at or below 150% of AMFI for 60 years. For each square foot of affordable floor area, development earns 3 square feet of bonus floor area.
- The Northwest District Plan: additional FAR of 1 to 1 if 50% of the building area is residential and one of these levels is met for 60 years:

Category	Set aside
30% AMFI	10 %
60% AMFI	20 %
80% AMFI	40 %

- Also offers other options to increase affordability: reduced parking, accessory dwelling units, manufactured homes, etc.

Data - Rent Burden

Renter Households - City of Dallas				
Percentage of Income Used for Rent + Utilities				
Income:	Total	< 20%	20-29%	>30%
Less than \$20,000:	64,389	1,359	3,361	59,669
\$20,000 to \$34,999:	61,135	2,338	10,675	48,122
\$35,000 to \$49,999:	49,465	7,953	26,032	15,480
\$50,000 to \$74,999:	48,688	20,290	22,221	6,177
\$75,000 or more:	51,995	40,464	10,078	1,453
Zero or negative:	9,070	-	-	-
No cash rent	5,766	-	-	-
total	290,508	72,404	72,367	130,901

Source: 2015 American Community Survey table B25106

- More than **20,000** households in Dallas earn \$35,000 - \$75,000 and still pay more than 30% of their income in rent.

- Voluntary inclusionary zoning can help to serve these families.

Data - Rent Burden

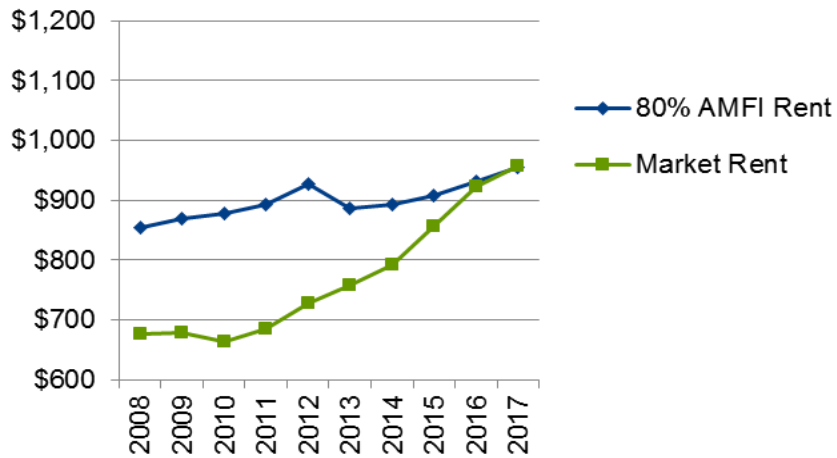
- Rent accessible for families at 80% AMFI:
 - \$896 (efficiency) to \$1,308 (3 bedroom)
- Average rent for 2000s and newer in all but far southern Dallas ranges from:
 - \$1,108 (southern Dallas County) to \$1,900 (Oak Lawn)
- Rent for 2000s and newer in Dallas overall is now \$1,338 per month.
- 1980s and older (outside the greater downtown area) are available for \$751-\$1,009.

26

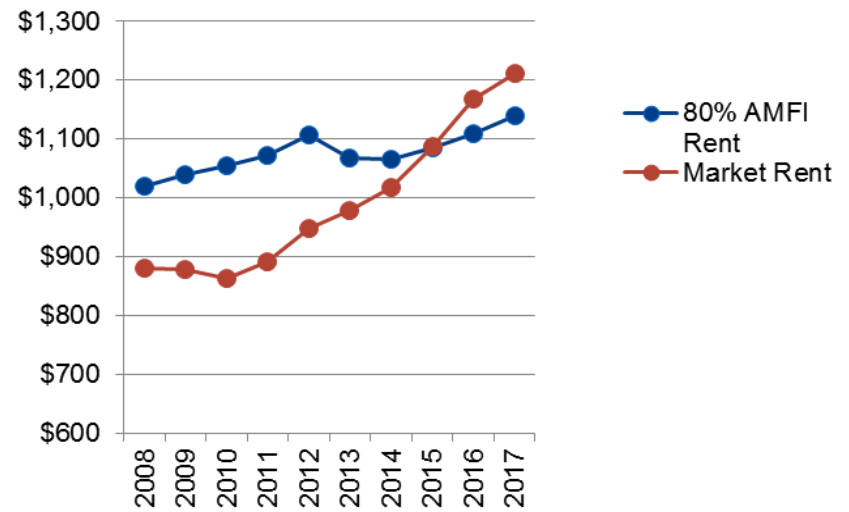
*Data from M|PF Research: 1Q2017 Apartment Market Report and City of Dallas 2017 Intown Housing Rent Limits

Data - Rent Gap

- Dallas area rent affordable to families at 80% of AMFI has grown 1% annually from 2009 to 2016, while market rent has grown by 4% annually.



1 bedroom rents



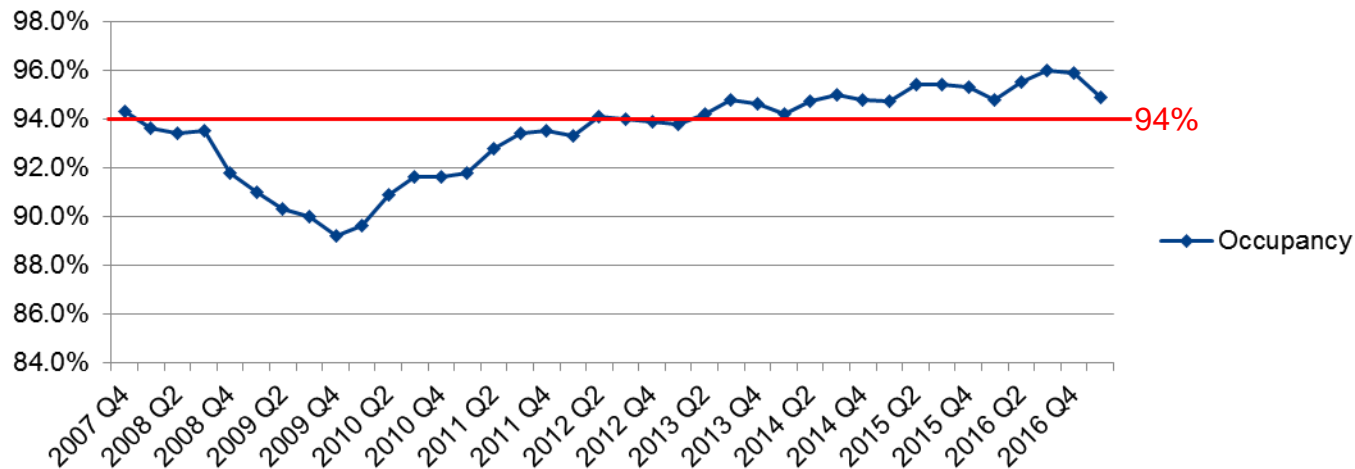
2 bedroom rents

*Data from M|PF Research: 1Q2017 Apartment Market Report and City of Dallas 2017 Intown Housing Rent Limits

Data - Housing Deficit

- Since the economic recovery, apartments are essentially full (at or above 94% since 2013)

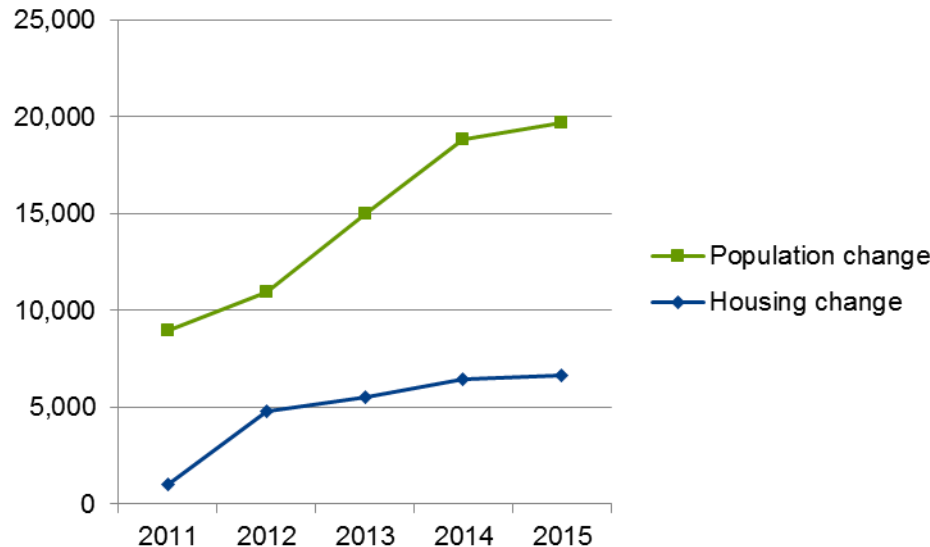
Dallas Area Occupancy



*Data from M|PF Research: 1Q2017 Apartment Market Report

Data - Housing deficit

- City's total population is increasing, up 73,403 people between 2011-2015, but only up 24,463 housing units (rental and owner-occupied).



*Source: Population: Census 2015 ACS 5-year estimates. Housing: COD (PNV) staff estimates

Memorandum



DATE May 10, 2017

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 Housing Projects Update

On Monday, May 15, 2017, you will be briefed on Housing Projects Update. A copy of the briefing is attached.

Please let me know if you have any questions.



Raquel Favela
Chief of Economic Development &
Neighborhood Services

Attachments

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

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Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Cheritta Johnson, Interim Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Housing Projects Update

Housing Committee

May 15, 2017

**Bernadette Mitchell, Director
Housing & Neighborhood Revitalization
City of Dallas**



Presentation Overview

- Provide an update on projects completed in past 24 months
- Provide an update on projects anticipated to be complete in next 18 months



Housing Projects Completed in the Past 24 Months



Council District 1

- Wynnewood Family Project - 160 multifamily units

Council District 2

- Jubilee Park Community Center Corp - 9 single family homes
- Fowler Homes - 7 senior units
- Deaf Action Center - Martha's Vineyard - 100 multifamily units

Council District 3

- Heroes House II – 64 multifamily rental units for veterans

Council District 4

- City Wide CDC – Serenity Place Apartments – 45 multifamily units for homeless families
- Dallas Habitat for Humanity – Carter Project – 30 single family homes

Housing Projects Completed in the Past 24 Months

Council District 6

- Builders of Hope CDC - West Dallas Scattered Sites - 26 homes

Council District 7

- East Dallas Community Organization – 3 single family homes on scattered sites
- South Dallas/Fair Park ICDC - Pittman Place – 6 single family homes
- Builders of Hope CDC – Prairie Creek – 16 single family homes
- Central Dallas CDC – Cottages – 50 multifamily units for homeless
- Urban Mixed Use LLC – 38 multifamily units

Council District 8

- Thornton Heights - 12 single family homes



Housing Projects With Anticipated Completions Over the Next 18 Months

- Council District 1
 - Notre Dame – 14 single family townhomes
- Council District 2
 - Shared Housing - 20 permanent supportive housing units
- Council District 3
 - AAA Shady Hollow - 20 single family units
- Council District 4
 - Sphinx Fiji Townhomes - 49 single family units
 - The Bottom – 11 single family homes
 - East Dallas Community Organization – 2 single family homes on Claude Street
 - City Wide CDC – 2 single family homes



Housing Projects With Anticipated Completions Over the Next 18 Months

- Council District 6
 - Greenleaf Ventures - Singleton Blvd - 116 single family units
- Council District 7
 - Builders of Hope - 10 single family units in Prairie Creek
 - Hatcher Gardens - 10 multifamily units & 2 retail spaces
 - East Dallas Community Organization - 5 senior units off of Bexar Street
 - South Dallas/Fair Park ICDC – 11 scattered site single family homes
 - South Dallas/Fair Park ICDC - 7 single family homes on Frank Street
 - Southfair CDC - Fair Park Estates - 2 single family homes
 - Southfair CDC Townhomes - 4 single family townhomes
 - Greenleaf Ventures - Buckner Terrace - 50 to 53 single family homes
 - Jubilee Park CCC - 9 single family homes
 - Dallas Habitat for Humanity – 18 single family homes in Joppa Neighborhood



Housing Projects With Anticipated Completions Over the Next 18 Months



- Council District 8
 - City Wide CDC - Runyon Springs - 21 single family homes
 - Builders of Hope - Creekside Project - 10 single family units
- Council District 9
 - Karrington, LLC – 10 townhomes
- Council District 12
 - St Jude Apts. - 100 multi-family units
- Council District 14
 - Flora Lofts - 52 multi-family units

7

Land Bank and Land Transfer Lot Production

- 72 Land Bank Lots Under Construction
- 62 Land Transfer Lots Under Construction



Summary

- Completed Over Last 24 Months
 - 102 single family units
 - 464 multi-family units
 - Leveraged dollars approximately \$58M
- Anticipated Production Over Next 18 Months
 - 374 single family units
 - 182 multi-family units
 - Leveraged dollars approximately \$79M

Housing Projects Update

Housing Committee
May 15, 2017

Bernadette Mitchell, Director
Housing & Neighborhood Revitalization
City of Dallas



Memorandum



CITY OF DALLAS

DATE May 10, 2017

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 Owner-Occupied Housing Development Program Notice of Funding Availability (NOFA) Results

On March 20, 2017, the Owner-Occupied Housing Development Program Notice of Funding Availability (NOFA) was made available to interested developers to apply for City of Dallas assistance in the creation of ownership housing opportunities throughout the city of Dallas. Developers were notified via email and the application was posted on the City's website under Housing Development. A distribution of the NOFA was posted at each Dallas library. A proposer's conference was held on March 24, 2017 in City Hall for interested developers to ask questions of the staff.

The City received ten applications from eight developers for the creation of two-hundred twenty-one units with a requested amount of \$9,741,180 (see attached). The Housing Department estimates only \$4.5M available to fund these opportunities. Therefore, the projects will be vetted by a review committee, underwritten, and presented to the Housing Committee for consideration in June.

Please let me know if you have any questions.

A handwritten signature in blue ink that reads "Raquel Favela".

Raquel Favela

**Chief of Economic Development &
Neighborhood Services**

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Castro, City Attorney
Craig D. Kinton, City Auditor
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Memorandum



CITY OF DALLAS

DATE May 10, 2017

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 Update on Short Term Rentals

The regular session of the 85th State Legislative Session began on January 10, 2017, and ends on May 29, 2017. Two bills related to short terms rentals were filed – SB 451 by Senator Kelly Hancock and its companion, HB 2551 by Representative Tan Parker.

SB451 was heard in Business and Commerce on March 14, 2017. Testimony was lengthy on both sides. Opposition included the hotel associations and municipalities. Neighborhood residents testified on both sides of the issue. The bill was passed out of Committee on March 30th and voted out of the Senate on April 18, 2017.

The House Companion Bill, HB 2551 was heard in House Urban Affairs and left pending in Committee.

The Senate engrossed version has been received by the House (*this is the version that is moving*) and contains the following provisions:

- A municipality may not adopt or enforce a local law that restricts the use of or otherwise regulates a short-term rental based on the property's classification, use, or homestead status.
- Allows the municipalities to adopt or enforce a local law applicable to short term rentals addressing (a) fire and building codes; (b) health and sanitation; (c) traffic control; (d) solid or hazardous waste and pollution control; (e) subchapter B, chapter 232 (*related to county platting authority*); and (f) annual registration of short-term rentals, including the assessment of a reasonable and necessary administrative fee related to processing and administration of the registration, not to exceed \$100 annually.
- Requires municipalities to apply a local law regulating land use to a short term rental in the same manner as another similar property, including zoning, residential use, occupancy limitations, occupancy limitations, noise, property maintenance and nuisance.

- Prohibits municipalities from adopting or enforcing a local law that expressly or effectively prohibits the use of a private property as a short-term rental or regulates the operation of a short-term rental marketplace.

At the same time as these two industry-sponsored bills were working their way through the committee process, Airbnb announced it had signed a voluntary collection agreement with the State Comptroller, effective May 1, 2017. Through this agreement, Airbnb will collect and remit the state's 6% hotel tax from its hosts across the state. Municipal taxes are not included in the agreement. This collection agreement is only for taxes generated by nights booked on Airbnb and does not include nights booked on other platforms.

Key dates for moving legislation:

- May 8th (119th day). Last day for House Committee to report a House bill.
- May 9th (120th day). By 10:00 p.m. last House daily Calendar must be printed. (If a House Bill is not on the Calendar it is DEAD)
- May 20th (131st day). Last day for House Committee to report a Senate Bill.
- May 21st (132nd day). By 10:00 p.m. last House daily Calendar with SB's must be distributed (If a Senate Bill is not on the Calendar it is DEAD)
- May 29th (140th day). Sine Die.

Anna Lamberti Holmes
 Anna Lamberti Holmes
 Assistant City Attorney
 Dallas City Attorney's Office

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

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 Joey Zapata, Assistant City Manager
 M. Elizabeth Reich, Chief Financial Officer
 Cheritta Johnson, Interim Chief of Community Services
 Theresa O'Donnell, Chief of Resilience
 Directors and Assistant Directors

Memorandum



DATE May 10, 2017

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 Assessment of Fair Housing Public Participation Meetings

On December 14, 2016 the Dallas City Council authorized a contract with The University of Texas at Arlington to conduct a regional Assessment of Fair Housing (AFH). The AFH is a legal requirement that the City must complete in order to continue receiving federal housing and community development funding from the United States Department of Housing & Urban Development (HUD). It is a key component of the obligation that every jurisdiction receiving federal funds must affirmatively further fair housing. Specifically, the AFH is an analysis undertaken that includes the analysis of fair housing data, an assessment of housing issues and contributing factors, and identification of fair housing priorities and goals. Examples of fair housing issues include: regional demographics; segregation; racially and ethnically concentrated areas of poverty; areas experiencing disproportionately low property values; access to opportunity; disproportionate housing need; publicly supported housing; access to persons with disabilities; and fair housing enforcement and outreach capacity.

During the month of July, the City of Dallas will hold Public Participation Meetings throughout the city. These meetings are intended to inform residents about the AFH and provide an opportunity for all to give input and participate in the AFH planning process. Meetings have been scheduled within each City Council District. The meeting schedule is attached. Please let me know if you have questions or need additional information.



Raquel Favela, Chief
Economic Development and Neighborhood Services

Attachments

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
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Directors and Assistant Directors

2017 Assessment of Fair Housing Public Participation Meetings

<u>Day/Date/Time</u>	<u>Councilmember</u>	<u>Location/Address</u>
Tuesday, July 11 6:00pm – 8:00pm	Scott Griggs Councilmember District 1	Kidd Springs Recreation Center 711 W. Canty Street Dallas, Texas 75208
Monday, July 24 th 6:00pm – 8:00pm	Adams Medrano Councilmember District 2	Arlington Park Recreation Center 1505 Record Crossing Road Dallas, Texas 75235
Saturday, July 8 th 10:00pm – 12:00pm	Casey Thomas Councilmember District 3	Thurgood Marshall Recreation Center 5150 Mark Trail Way Dallas, Texas 75232
Tuesday, July 18 th 6:00pm – 8:00pm	Carolyn King Arnold Councilmember District 4	Beckley Saner Recreation Center 114 W. Hobson Avenue Dallas, Texas 75224
Monday, July 10 th 6:00 – 8:00pm	Rickey D. Callahan Councilmember District 5	Pleasant Oaks Recreation Center 8701 Greenmound Avenue Dallas, Texas 75227
Monday, July 17 th 6:00pm – 8:00pm	Monica R. Alonzo Councilmember District 6	West Dallas Multipurpose Center 2828 Fish Trap Road Dallas, Texas 75212
Thursday, 27 th 6:00pm – 8:00pm	Tiffany Young Councilmember District 7	Juanita Craft Recreation Center 4500 Spring Avenue Dallas, Texas 75210
Thursday, July 20 th 6:00pm – 8:00pm	Erik Wilson Councilmember District 8	Highland Hills Branch Library 6200 Bonnie View Road Dallas, Texas 75241
Wednesday, July 12 th 6:00pm – 8:00pm	Mark Clayton Councilmember District 9	Lochwood Branch Library 11221 Lochwood Blvd. Dallas, Texas 75218

Thursday, July 13th
6:00 – 8:00pm

B. Adam McGough
Councilmember
District 10

Audelia Road Branch Library
10045 Audelia Road
Dallas, Texas 75238

Tuesday, July 25th
6:00pm – 8:00pm

Lee M. Kleinman
Councilmember
District 11

Anne Frank Elementary School
5201 Celestial Road
Dallas, Texas 75254

Monday, July 31st
6:00pm – 8:00pm

Sandy Greyson
Councilmember
District 12

Timberglenn Recreation Center
3810 Timberglenn Road
Dallas, Texas 75287

Wednesday, July 26th
6:00pm – 8:00pm

Jennifer S. Gates
Councilmember
District 13

Walnut Hill Recreation Center
10011 Midway Road
Dallas, Texas 75229

Saturday, July 29th
10:00am – 12:00pm

Philip T. Kingston
Councilmember
District 14

Roseland Homes Recreation Center
1949 N. Washington Avenue
Dallas, Texas 75204

Memorandum



CITY OF DALLAS

DATE May 10, 2017

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 Senior Clinical Dental Care Services Program

On May 24, 2017, City Council will have the following Senior Affairs item on the agenda:

Authorize an amendment to the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry for the Clinical Dental Care Services Program to provide dental health services to low/moderate income seniors age 60 and older residing within the city of Dallas in an amount not to exceed \$236,000 (Financing: 2016-17 Current Funds)

On September 28, 2016, the City Council by Resolution NO. 16-1564, authorized the execution of an Interlocal Agreement with Texas A&M University Health Science Center in the amount of \$64,000. The agreement allows for two one-year renewal options to provide dental health services to low/moderate income seniors aged 60 and older. Texas A&M University Health Science Center provides basic dental health services, including: exams, cleanings, fluoride treatment, sealants, fillings, extractions, root canals, treatment for infections and oral health education. All dental services will be provided at: 1) North Dallas Shared Ministries Clinic (NDSM) located at 2875 Merrell Road, Dallas, Texas 75229 and 2) Agape Clinic (Agape) located at 4104 Junius Street, Dallas, Texas 75246. A third location is currently being considered by Texas A&M University System in the South Dallas/Fair Park neighborhood for fiscal year 2017-18.

This item will authorize an amendment to the agreement to add \$236,000 to provide additional dental services through September 30, 2017. Should you have questions, please let me know 214-670-1611.

A handwritten signature in black ink, appearing to read 'Cheritta Johnson'.

Cheritta Johnson
Interim Chief of Community Services

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Caslo, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 10, 2017

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

SUBJECT Reconstruction Program- 2612 Stephenson Street (District 7)

On May 24, 2017, City Council will have the following home reconstruction item on the agenda:

Authorize an amendment to Resolution No. 17-0419 to change the contractor of one reconstruction home which is located at 2612 Stephenson Street from Miko Trucking Inc. to Weldon Harris DBA Weldon Interprises.

Miko Trucking Inc. informed the City that he was unavailable to reconstruct the home and the homeowner selected another contractor.

Should you have any questions, please contact me at (214) 670-3390.

A handwritten signature in blue ink that reads "Raquel Favela".

Raquel Favela

Chief of Economic Development & Neighborhood Services

c: Honorable Mayor and Members of the City Council
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Memorandum



CITY OF DALLAS

DATE May 10, 2017

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

SUBJECT Reconstruction Program- 3811 Hamilton Avenue (District 7)

On May 24, 2017, City Council will have the following home reconstruction item on the agenda:

Authorize an amendment to Resolution No. 17-0419 to change the contractor of one reconstruction home which is located at 3811 Hamilton Avenue from Miko Trucking Inc. to Torres Construction.

Miko Trucking Inc. informed the City that he was unavailable to reconstruct the home and the homeowner selected another contractor.

Should you have any questions, please contact me at (214) 670-3390.

A handwritten signature in blue ink that reads "Raquel Favela".

Raquel Favela

Chief of Economic Development & Neighborhood Services

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Memorandum



DATE May 10, 2017

CITY OF DALLAS

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

SUBJECT Land Transfer Hold Public Hearing and Sale of 1 Lot to ICDC (District 7)

On May 24, 2017, City Council will have the following Land Transfer item on the agenda:

A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim one unimproved property to South Dallas Fair Park Inncity Community Development Corporation, using the House Bill 110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment together with post-judgment non-tax liens.

Should you have any questions, please contact me at (214) 670-3390.

A handwritten signature in blue ink that reads "Raquel Favela".

Raquel Favela

Chief of Economic Development & Neighborhood Services

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