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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street,
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Housing and Homelessness Solutions Committee

December 10, 2024

9:00 AM

2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis	PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	QUALITY OF LIFE, ARTS, AND CULTURE *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, West	AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
AD HOC COMMITTEE ON PENSIONS Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

* Updated:6/28/24

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

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<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mc6c14d96d503a6feed07ace207e9803d>

Call to Order

MINUTES

1. [24-3773](#) Approval of the October 29, 2024, Housing & Homelessness Solutions Committee Meeting Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [24-3776](#) Action Plans for Implementing Dallas Housing Policy 2033
[Thor Erickson, Assistant Director, Department of Housing & Community Development; Jasmine Bazley, Area Redevelopment Manager, Department of Housing & Community Development; Aaron Abelson, Partner, HR&A Advisors]

Attachments: [Presentation Report](#)

BRIEFING MEMO AND ACTION ITEM

- B. [24-3812](#) Briefing and a request for guidance and recommendation to City Council on next steps for the property located at 2929 S. Hampton Road

Attachments: [Memorandum](#)

BRIEFING MEMOS

- C. [24-3777](#) Department of Housing and Community Development Hubsite and Automated Performance Dashboard
[Thor Erickson, Assistant Director, Department of Housing and Community Development; Dr. Brita Andercheck, Director, Office of Data Analytics and Business Intelligence]

Attachments: [Memorandum](#)

- D. [24-3779](#) Office of Homeless Solutions Interim Housing Update: Upcoming Request For Information for Interim Housing and Services for Unsheltered Adults [Christine Crossley, Director, Office of Homeless Solutions]

Attachments: [Memorandum](#)

- E. [24-3787](#) Department of Housing and Community Development Response to Questions Posed at the September 23, 2024, Housing and Homelessness Solutions Committee Meeting [Thor Erickson, Assistant Director, Department of Housing & Community Development]

Attachments: [Memorandum](#)

- F. [24-3789](#) Fiscal Year 2024-25 Annual Urban Land Bank Demonstration Program Plan 60-day Public Comment Period and Adoption Timeline [Darwin Wade, Assistant Director, Department of Housing and Community Development]

Attachments: [Memorandum Report](#)

- G. [24-3804](#) Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 9019 Vantage Point; and 2929 S. Hampton Road [Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Community Development]

Attachments: [Memorandum](#)

- H. [24-3805](#) December 11, 2024 City Council Agenda Item: Authorize the Dallas Public Facility Corporation to acquire, develop, and own the Burnett Lofts, a mixed-income, multifamily development to be located at 512 North Ewing Avenue, Dallas Texas 75203 and 801 North Lancaster Avenue, Dallas, Texas 75203 (Project); and enter into a seventy-five-year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project [Cynthia Rogers-Ellickson, Director, Department of Housing and Community Development]

Attachments: [Memorandum](#)

- I. [24-3810](#) January 22, 2025 City Council Agenda Items related to Paradise Gardens, an affordable multifamily development to be located at 1500 North Garrett Avenue, Dallas, TX 75206 (Project), including: (1) a public hearing to receive comments regarding an application by LIH Paradise Gardens Preservation, LP, an affiliate of LEDG Capital, LLC (collectively, Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for the Project, and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant's application to the TDHCA; and (2) authorize (i) the Dallas City Council to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended, of the issuance of multifamily residential mortgage revenue bonds issued by the Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in an amount not to exceed \$18,000.00 (Bonds); proceeds of the Bonds to be loaned to Applicant to finance a portion of the Project; and (ii) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, to the property on which the Project will be constructed and the use of proceeds of the Bonds to finance and construct the Project
[Jaclyn Schroeder, Administrator (I), Department of Housing & Community Development; Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation]

Attachments: [Memorandum](#)

ADJOURNMENT

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]



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3773

Item #: 1.

Approval of the October 29, 2024, Housing & Homelessness Solutions Committee Meeting Minutes

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, OCTOBER 29, 2024

24-0014

SPECIAL CALLED HOUSING AND HOMELESSNESS SOLUTIONS
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER JESSE MORENO, PRESIDING

PRESENT: [5] Moreno, Mendelsohn (**9:19 a.m.), West, Gracey, Willis

ABSENT: [0]

The meeting was called to order at 9:07 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

The meeting recessed at 11:21 a.m. and reconvened to open session at 11:42 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 12:59 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

****Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, OCTOBER 29, 2024

EXHIBIT A

RECEIVED

2024 OCT 25 PM 1:12

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Housing and Homelessness Solutions Committee

October 29, 2024

9:00 AM

SPECIAL CALLED MEETING

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WebEx Link

Call to Order

MINUTES

1. [24-3370](#) Approval of October 22, 2024 minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [24-3121](#) Discussion on Dallas Public Facility Corporation and Dallas Housing Finance Corporation
[Cynthia Rogers- Ellickson, Director, Housing & Community Development; Keith Pomykal, Dallas Public Facility Corporation]

Attachments: [Presentation](#)

- B. [24-3366](#) Discussion on TDHCA and DHFC Mortgage Bond Program
[Scott Fletcher, Texas Department of Housing & Community Affairs (TDHCA)]

Attachments: [Presentation](#)

- C. [24-3367](#) Overview of the 4% Low Income Housing Tax Credit (HTC) Program
[Teresa Morales, TDHCA]

Attachments: [Presentation](#)

- D. [24-3368](#) Dallas Housing Finance Corporation Update
[Marcy Helfand, Dallas Housing Finance Corporation]

Attachments: [Presentation](#)

- E. [24-3369](#) Opportunities for Housing Finance Corporations
[Derra Purnell, BBK Law]

Attachments: [Presentation](#)

- F. [24-3371](#) Discussion on House Bill 2071 and its impact on PFC's
[James Plummer, Bracewell Legal Counsel]

Attachments: [Presentation](#)

- G. [24-3372](#) Bylaws Review for Improved Housing Finance Corporation and Public
Facility Corporation Governance [Lisa D. Mares, Assistant City Attorney;
Hannah Peacock, Assistant City Attorney; Marissa Hines, Assistant City
Attorney]

Attachments: [Presentation](#)

ADJOURNMENT**EXECUTIVE SESSION NOTICE**

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MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, OCTOBER 29, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 29, 2024

MINUTES

Item 1: Approval of October 22, 2024 minutes

Councilmember Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted. (Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 29, 2024

BRIEFING ITEMS

Item A: Discussion on Dallas Public Facility Corporation and Dallas Housing Finance Corporation

The following individuals briefed the committee on the item:

- Cynthia Rogers- Ellickson, Director, Housing & Community Development;
- Jaclynn Schroeder, Interim-Manager, Housing & Community Development;
- Aaron Eaquinto, General Finance Manager, Dallas Housing Finance Corporation; and
- Keith Pomykal, Chair, Dallas Public Facility Corporation

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 29, 2024

BRIEFING ITEMS

Item B: Discussion on TDHCA and DHFC Mortgage Bond Program

The following individuals briefed the committee on the item:

- Cynthia Rogers- Ellickson, Director, Housing & Community Development; and
- Scott Fletcher, Director of Bond Finance, Texas Department of Housing & Community Affairs (TDHCA)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 29, 2024

BRIEFING ITEMS

Item C: Overview of the 4% Low Income Housing Tax Credit (HTC) Program

The following individuals briefed the committee on the item:

- Cynthia Rogers- Ellickson, Director, Housing & Community Development; and
- Teresa Morales, Director of Multifamily Bonds, Texas Department of Housing & Community Affairs (TDHCA)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 29, 2024

BRIEFING ITEMS

Item D: Dallas Housing Finance Corporation Update

The following individuals briefed the committee on the item:

- Marcy Helfand, Dallas Housing Finance Corporation; and
- Ryan Garcia, Vice Chair, Dallas Housing Finance Corporation

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 29, 2024

BRIEFING ITEMS

Item E: Opportunities for Housing Finance Corporations

The following individuals briefed the committee on the item:

- Derra Purnell, Attorney, BBK Law; and
- Cynthia Rogers- Ellickson, Director, Housing & Community Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 29, 2024

BRIEFING ITEMS

Item F: Discussion on House Bill 2071 and its impact on PFC's

The committee did not discuss the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 29, 2024

BRIEFING ITEMS

Item G: Comparison of the bylaws for the City of Dallas Local Government Corporations
 and Recommendations of Changes

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, OCTOBER 29, 2024

EXHIBIT C



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3776

Item #: A.

Action Plans for Implementing Dallas Housing Policy 2033

[Thor Erickson, Assistant Director, Department of Housing & Community Development; Jasmine Bazley, Area Redevelopment Manager, Department of Housing & Community Development; Aaron Abelson, Partner, HR&A Advisors]



City of Dallas

Action Plans for Implementing Dallas Housing Policy 2033

**Housing & Homelessness
Solutions Committee**

12.10.24

Thor Erickson, Assistant Director
Department of Housing & Community Development

Jasmine Bazley, Area Redevelopment Manager
City of Dallas

Aaron Abelson, Partner
HR&A Advisors

Presentation Overview



- Purpose
- Background
- Aligning Action Plan
- Action Plan
- Next Steps



Purpose



- Introduce the Housing Action Plans that
 - Provide a strategy for implementing Dallas Housing Policy 2033 (DHP33)
 - Guide uses of limited department resources to focus on higher priorities for affordable housing
 - Measure accomplishments while tracking ongoing needs



Background



- On April 13, 2023, City Council adopted the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog (DHRC)
- Housing has presented quarterly updates on the implementation of the DHP33 since July 2023
- In July 2024 IHTF was launched, and they have reviewed and commented on the draft Action Plans
- On September 23, 2024, Housing briefed HHSC on the draft Housing Needs Assessment



Background



- The Housing Needs Assessment identified five main challenges in Dallas:
 - Housing Cost Burden
 - Accessing Homeownership
 - Preservation of Housing
 - Shortage of lower-income rental units
 - Supply needed to meet projected demand/population growth
- Dallas is projected to gain 68,000 net new households by 2033
 - To meet future demand, half of the housing produced should be ownership units and half should be rental units



Developing Action Plan



- HR&A Advisors has been supporting Housing staff to develop Action Plans that align with the Housing Needs Assessment and DHP33 Pillars for both Equity Strategy Target Areas (ESTA) and Citywide strategies
- To form the Action Plan, City Staff & HR&A:
 - Conducted data analysis
 - Reviewed related plans and policies
 - Met with community stakeholders, city staff, and DPFC, DHFC, DHADC corporations, and housing developers
 - Reviewed programs and policies from other municipalities



Past Performance



- To refine action plans, current and past performance was reviewed
- Between January 2017 and September 2024, the City approved certificates of completion for roughly 63,000 – an average of 7,870 new homes annually.
- FY 2023-24, the Housing Department supported nearly 60% of this annual average (4,726 units)
- Based on FY 2023-24 performance by the Housing Department, 32% of the annual average would be affordable units, and 17% would be affordable to households at or below 50% AMI

City-Supported Housing Deliveries, FY2023-24

Administrator	Program/Tool	Affordable Units	Market Rate Units	Total Units	Total Projects
Department of Housing and Community Development (HCD)	Notice Of Funding Availability (NOFA)	144	0	144	144
	Mixed Income Housing Density Bonus (MIHDB)	308	1,538	1,891	9*
Office of Economic Development (ECO)	Tax Incremental Financing (TIF)	188	26	214	2
Dallas Housing and Acquisition Development Corporation (DHADC)	Land Bank Program	17	0	17	17
	Land Transfer Program	64	0	64	64
Dallas Housing Finance Corporation (DHFC)	Tax-Exempt Bonds and Related Supports	1,466	186	1,652	6*
Dallas Public Facilities Corporation (DPFC)	Property Tax Exemptions	485	473	958	4
TOTAL		2,672	2,268	4,940	246

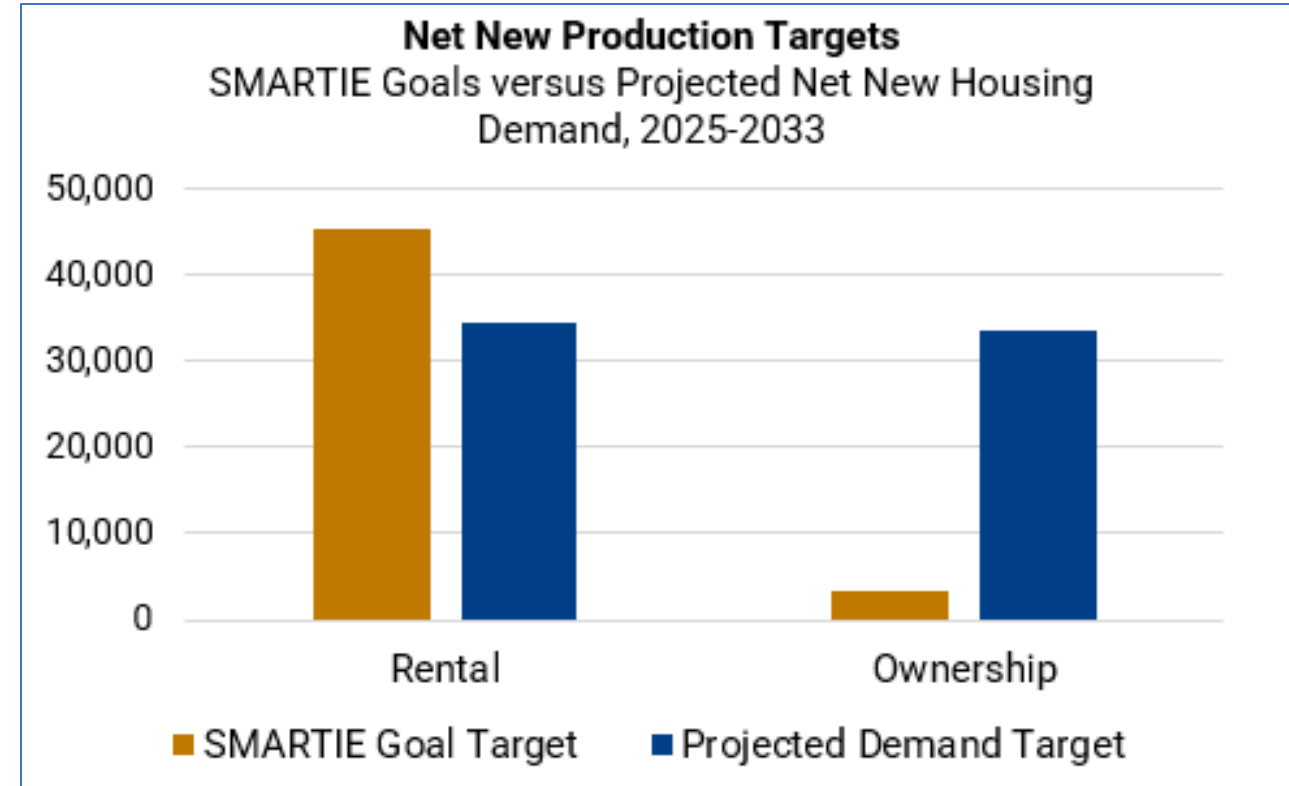
Source: Department of Housing and Community Development Housing Project List, FY2023-24, reflective of properties labeled as "Completed". New production total does not include any affordable deliveries made by the Dallas Housing Authority or other PHAs in the last fiscal year.



Needs Assessment vs. SMARTIE Goals



- To meet Dallas' future housing needs, 3,400 rental units and 3,400 ownership units must be delivered annually; a share must be affordable
- SMARTIE Goals were developed prior to the Housing Needs Assessment and based on production capacity, not future demand
 - City-supported rental production could exceed the projected overall market demand for net new rental by 2033
 - ownership production would be below the estimated 34,000 for-sale homes needed
- Without action, 7,700 deed-restricted affordable homes are at risk of losing their affordability covenants by 2033
- Without intervention, the supply gap for renter households at or below 50% AMI could grow from 39,900 to 70,210 units



Action Plan Alignment to Needs



- Adjusting production & preservation practices
 - Prioritizing rental at or below 50% AMI (consideration for threshold in high vs. low-poverty areas)
 - Funding preferences for homeownership units and deeper affordability
 - Cross-department collaboration for a wider variety of ownership options
 - Strategically partnering for rental preservation
- Needs extend beyond what the City can supply
 - Average City subsidy to produce one rental unit at or below 60% AMI: \$47,461
 - Average City subsidy to produce one ownership unit: \$48,737
 - To meet the projected need for homeownership and rental units, roughly \$200 M in annual subsidy would be needed, of which Housing currently funds about \$40 M in annual subsidy
 - Long range: of the projected need for 68,000 units, the City could support up to 32,000 units, and the market or other outside forces would have to help supply the other 36,000 units needed by 2033



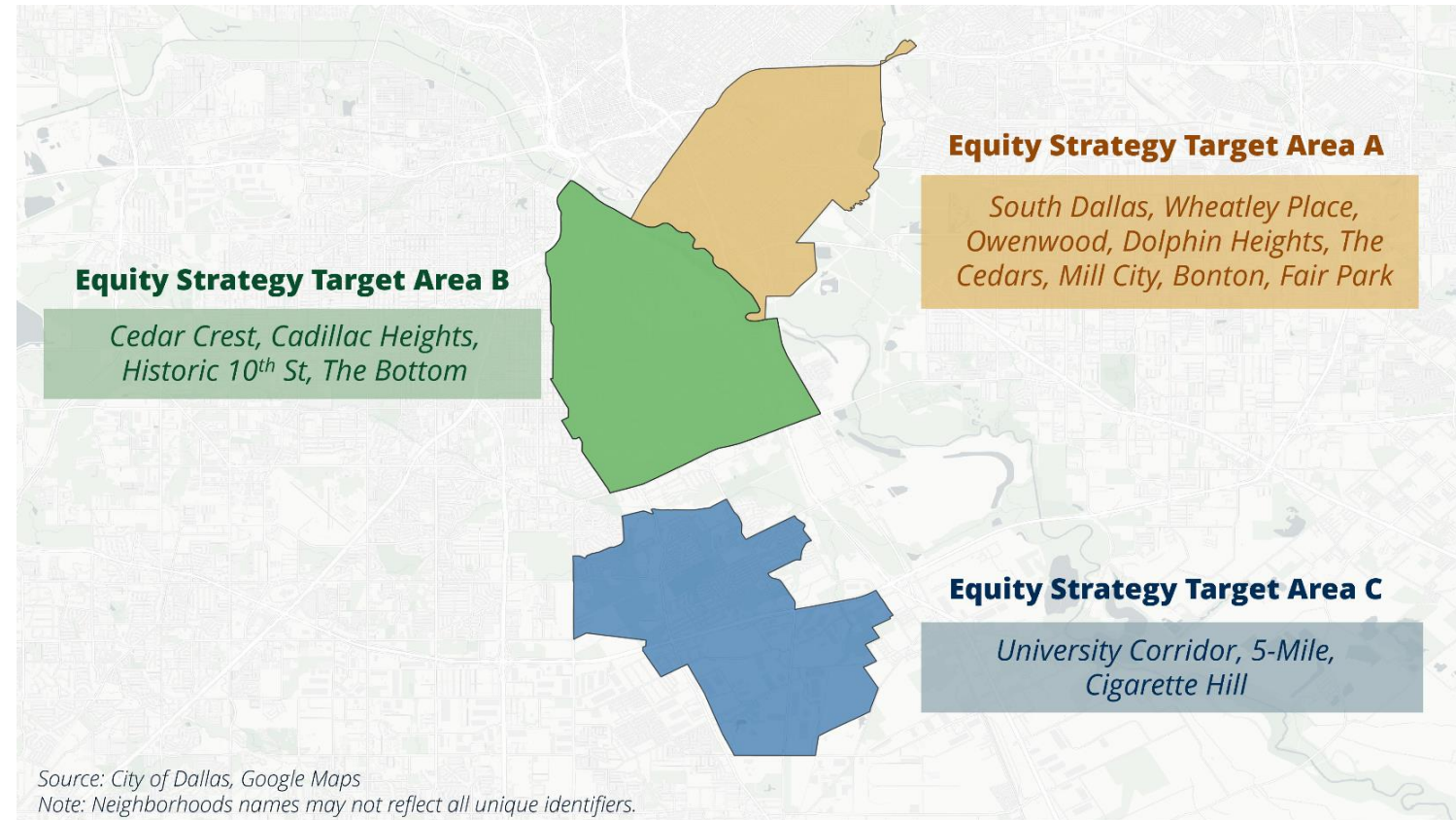
Action Plan Equity Strategy Target Areas



The Equity Strategy Target Areas (ESTAs) were created to address historic disparity and underinvestment. Data used to create them included the:

- Market Value Analysis (MVA)
- Dallas Racial Impact Assessment Tool

The ESTAs are intended to attract both public and private investment



ESTA A Implementation Efforts



- Completed:
 - Dedicated community development staff has been assigned to the areas
- In progress:
 - Market Home Repair and Down Payment programs to residents in areas with dedicated TIF funding
- Short range (to 5-year mark):
 - City land will be assessed for buildability and solicited for development
 - Strategically outreach to the owners of the 543 units of expiring deed-restricted properties and discuss preservation option
 - Incorporate area-appropriate anti-displacement strategies
- Long range (to 10-year mark):
 - Set goal to produce 300 rental units and 3,100 homeowner units of the 68,000 units needed by 2033
 - Increase Homeownership options to balance out the 67% rent/ 33% owner split
 - Identify Transit Oriented Development opportunity
 - Identify rental projects that focus on households 60%AMI and above and are mixed-income



32,908 area residents, living across **13,237** households



The median household earns **\$36,530** annually



67% of homes are rented, **33%** are owned



55% of households are Black, **37%** are of Hispanic origin



43% of area employees work in the Service Industry, **18%** in Construction, and **13%** in Retail

Sources: Department of Housing & Community Development; ESRI Business Analyst (Housing Profile, Community Profile,)



NOTE: There are roughly 2,000 acres of vacant land in ESTA A. The City owns an estimated 25% of this vacant land.



ESTA B Implementation Efforts



- Done:
 - Dedicated community development staff has been assigned to the areas
- In progress:
 - Market Home Repair and Down Payment programs to residents in areas with dedicated TIF funding
- Short range (to 5-year mark):
 - City land will be assessed for buildability and solicited for development
 - Strategically outreach to the owners of the 707 units of expiring deed-restricted properties and discuss preservation option
 - Incorporate area-appropriate anti-displacement strategies
- Long range (to 10-year mark):
 - Set goal to produce 2,200 rental units and 1,400 homeowner units of the 68,000 units needed by 2033
 - Focus on Homeownership preservation options to maintain the 49% rent/ 51% owner split
 - Identify Transit Oriented Development opportunity
 - Identify rental projects that focus on households 60%AMI and above and are mixed-income



42,807 area residents, living across **17,104** households



The median household earns **\$33,054** annually



49% of homes are rented, **51%** are owned



56% of households are Black, **42%** are of Hispanic origin



43% of area employees work in the Service Industry, **17%** in Construction, and **11%** in Transportation

Sources: Department of Housing & Community Development; ESRI Business Analyst (Housing Profile, Community Profile.)



NOTE: There are roughly 2,530 acres of vacant land in ESTA B. The City owns an estimated 41% of this vacant land.



ESTA C Implementation Efforts



- Done:
 - Dedicated community development staff has been assigned to the areas
- In progress:
 - Market targeted Home Repair Programs
 - Invest in infrastructure that supports developing affordable homeownership housing units
- Short range (to 5-year mark):
 - City land will be assessed for buildability and solicited for development
 - Form relationships with local employers to encourage/fund/support the production of homes that meet worker needs
 - Incorporate area-appropriate anti-displacement strategies
- Long range (to 10-year mark):
 - Set goal to produce 3,200 of rental units and 600 of homeowner units of the 68,000 units needed by 2033
 - Focus on Homeownership preservation options to maintain the 35% rent/ 65% owner split
 - Identify Transit Oriented Development opportunity
 - Identify rental projects that focus on households 60%AMI and above and are mixed-income



17,157 area residents, living across **6,097** households



The median household earns **\$40,079** annually



35% of homes are rented, **65%** are owned



66% of households are Black, **28%** are of Hispanic origin



52% of area employees work in the Service Industry, **13%** in Transportation, and **12%** in Construction

Sources: Department of Housing & Community Development; ESRI Business Analyst (Housing Profile, Community Profile)

NOTE: There are roughly 3,460 acres of vacant land in ESTA C. The City owns an estimated 9% of this vacant land.



Production Implementation Efforts



- Completed:
 - Modify NOFA to preference deeper affordability, mixed-income projects, and homeownership
 - Designate Housing staff city-wide and in ESTAs who will form cross-departmental working groups, ensure affordable housing is included in Small Area Plans, and participate in neighborhood-led planning efforts
- In progress:
 - Use land use regulatory tools to increase housing supply and diversify options
- Short range (to 5-year mark):
 - Identify city-owned land for housing production and incentivize development
 - Support zoning updates to allow residential units in more areas and align priorities with ForwardDallas 2.0
 - Explore a single-family density bonus
 - Develop Transit Oriented Development overlay districts
- Long range (to 10-year mark):
 - Develop 10,500 rental units and 10,200 homeowner units of the 68,000 total units needed by 2033



1.3 million area residents, living across **521,200** households



The median household earns **\$64,000** annually



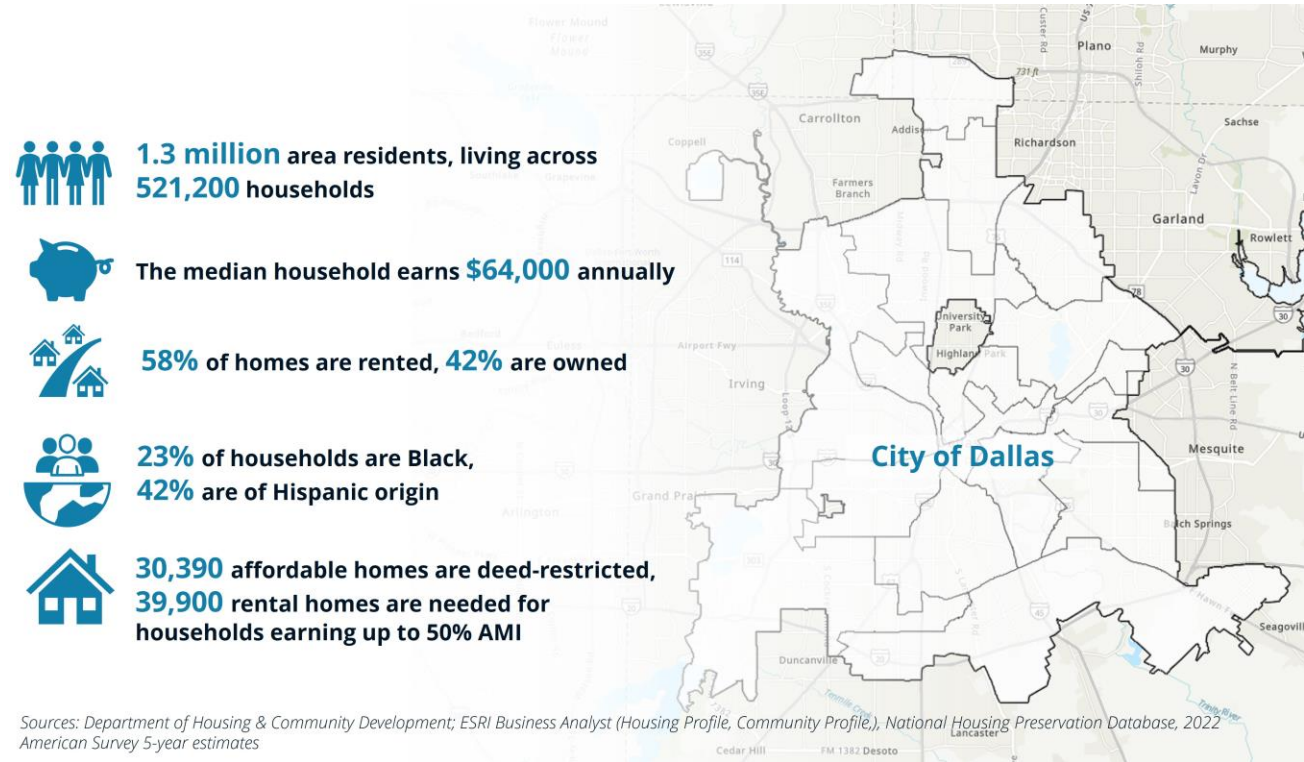
58% of homes are rented, **42%** are owned



23% of households are Black, **42%** are of Hispanic origin



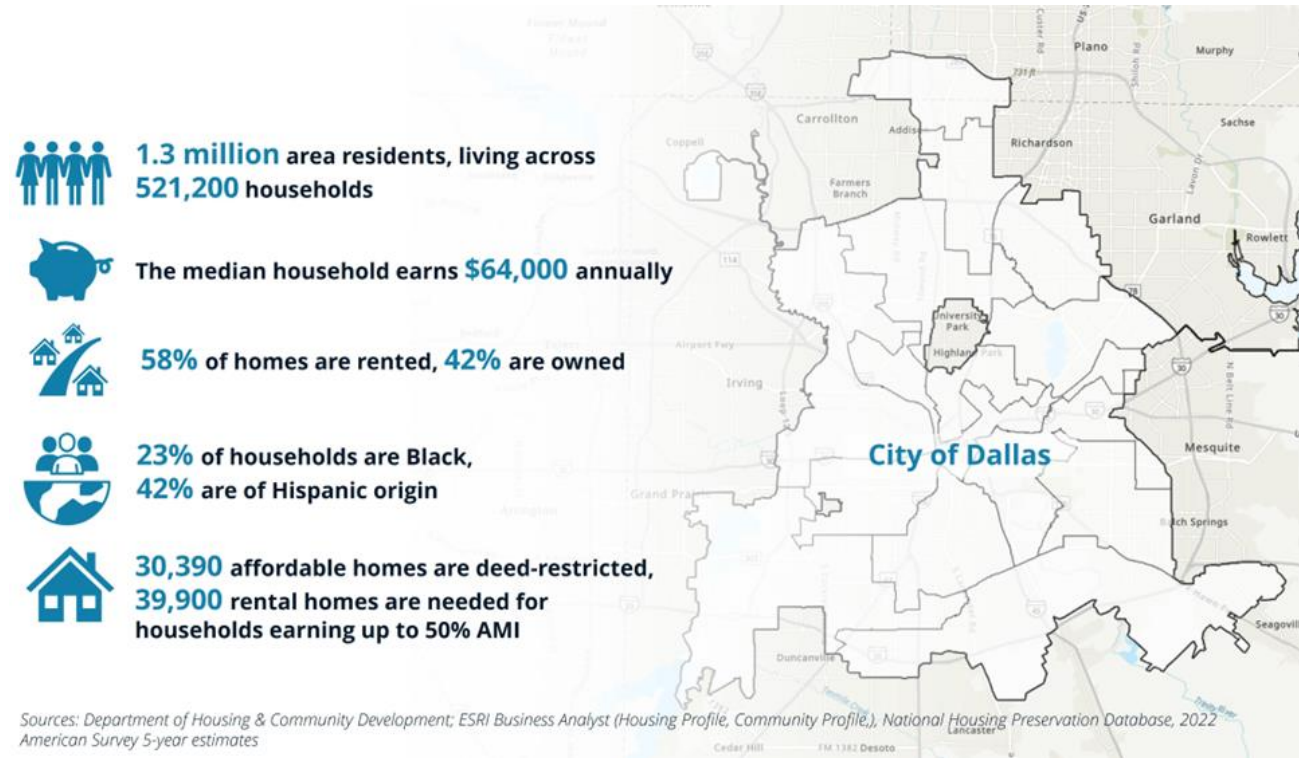
30,390 affordable homes are deed-restricted, **39,900** rental homes are needed for households earning up to **50% AMI**



Preservation Implementation Efforts



- Completed:
 - Focus marketing on neighborhoods with aging owner-occupied housing and targeted funding for housing preservation
 - Implemented operational and program design improvements to Major-Systems Repair Program
 - Shift department tracking and performance reporting to monitor the preservation of rental units
- In progress:
 - Streamline program applications, approvals, and contracting processes
 - Create a database of property owners with aging properties or expiring affordability restrictions, to connect them with resources
- Short range (to 5-year mark):
 - Create risk-based strategy for prioritization of funding
 - Explore a strike fund dedicated to serve expiring properties
 - Align with historic preservation efforts by identifying and pursuing adaptive reuse opportunities
- Long range (to 10-year mark):
 - Preserve 6,450 rental units and 1,180 homeowner units



Infrastructure Implementation Efforts



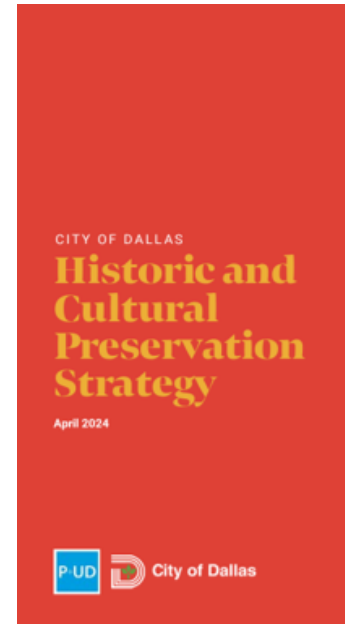
- Completed:
 - Identify target areas (ESTAs) around planned infrastructure investments
- In progress:
 - Map Bond project timelines alongside Housing's ongoing, and planned activities
 - Develop Land Bank/Land Transfer Annual Plans around planned infrastructure investment
 - Establish baseline metric to capture current needs and required resources
 - Formalize interdepartmental collaboration and designate staff for working groups
- Short range (to 5-year mark):
 - Collaborate with Transportation, Public Works, and Dallas Water Utilities to identify infrastructure needed to support affordable housing through future Bond proposals
 - Align resources to close infrastructure gaps in historically underserved areas
- Long range (to 10-year mark):
 - Leverage City-owned land to develop affordable housing following infrastructure investments



Collaboration & Coordination Implementation Efforts



- Completed:
 - Develop collaborative agreements with internal departments and external partners
- In progress:
 - Create a shared tracking database for *all* city-wide housing activities
 - Bring together private and public funders to align work and identify underutilized resources
 - Collaborate internally on the predevelopment process to expedite affordable housing projects
- Short range (to 5-year mark):
 - Complete cross-department applications for federal and state funds
 - Partner with housing authorizes, school districts, and the county on projects that pool together public resources for housing
 - Support the creation of entities like Community Land Trusts (CLTs)
 - Assist with the realignment of City real estate
- Long range (to 10-year mark):
 - Formalize engagement with corporate and philanthropic partners to support co-investments in housing production and preservation, including investments in workforce housing



Engagement Implementation Efforts



- Completed:
 - Launch and develop the Inclusive Housing Task Force
 - Participate in quarterly developer roundtables
 - Modified engagement to more equitably serve residents in existing Home Repair Programs
- In progress:
 - Host regular multi-lingual opportunities to engage with Housing staff so that stakeholders and residents can help inform decision-making
 - Stand up yearly engagement calendar, including developing a regular schedule for community meetings in tandem with other city departments
 - Launch a housing preference survey to better understand the types of housing people may favor in different parts of the City, which can be used to guide funding priorities
- Short range (to 5-year mark):
 - Host monthly developer mentorship/capacity-building workshops
 - Host educational workshops for new realtors to help expand and target the DHAP program
- Long range (to 10-year mark):
 - Have forums with stakeholders to know the housing needs and how we can all align our efforts



Education Implementation Efforts



- Completed:
 - Develop messaging to help the public and housing stakeholders to know what affordable housing is and how it supports the City
- In progress:
 - Develop and maintain a live dashboard that will display department performance metrics, funding, and expenditures to continue with data transparency
- Short range (to 5-year mark):
 - Continue partnering with organizations that provide support for estate planning, intergenerational property transfers, tangled title, and eviction prevention
- Long range (to 10-year mark):
 - Identify partners to help tell the story of housing in Dallas
 - Partner with community organizations to identify housing needs, challenges, and opportunities
 - Continue partnerships with advocacy groups, legal groups, and others that can assist with educational opportunities around housing



Housing 101



Next Steps



Ongoing

- Continue Implementation of DHP33
- Continue to present quarterly production and preservation updates at HHSC
- Present annual updates on overall progress

Short-range

- Refine Housing dashboard
- Host progress reports for Action Plans at dallashousingpolicy.com

Long-range

- Update housing data for housing needs assessment and housing action plans every three years





City of Dallas

Action Plans for Implementing Dallas Housing Policy 2033

**Housing & Homelessness
Solutions Committee**

12.10.24

Thor Erickson, Assistant Director
Department of Housing & Community Development

Jasmine Bazley, Area Redevelopment Manager
City of Dallas

Aaron Abelson, Partner
HR&A Advisors

Housing Action Plan

November 2024

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Introduction

Introduction

Background

The City of Dallas anchors the Dallas-Fort Worth metro area, which added more new people than any other metro area in the country in both 2022 and 2023. Economic opportunity, quality of life, and affordability have driven a dramatic influx in residents over the last 30 years. Regional growth in a variety of industries, including technology, manufacturing, finance and business services, and transportation and logistics, continue to provide job opportunities. With 25 universities within 25 miles, the city and region are hubs for highly educated workers.

Diverse communities and culture come together in Dallas to create a vibrant, welcoming place. The combination of the city's rich cultural tapestry and economic opportunity draws people from across the country to call Dallas home. The city's diversity is its strength, and residents of all racial, ethnic, socioeconomic, and cultural backgrounds play essential roles in supporting Dallas' growth and maintaining healthy communities.

However, the influx of new residents has increased demand for housing, raising prices and putting pressure on housing affordability. This has led to rising rent prices and a widening gap between housing supply and demand for low-income individuals. As housing costs grow faster than most families' incomes, homeownership is becoming increasingly out of reach. To address these challenges, the City of Dallas adopted an updated housing policy, Dallas Housing Policy 2033. This Housing Action Plan reflects the urgency and action needed to fulfill the charges laid out in DHP33. This plan outlines the strategies and resources needed to implement DHP33 and ensure that all residents, both current and new, can access housing that meets their needs.



Source: U.S. Census Bureau, 2022 and 2023 Population Estimates.

Equity Strategy
Target Areas

Production

Preservation

Infrastructure

Collaboration and
Coordination

Engagement

Education

Housing Action Plan

The Dallas Housing Policy 2033 (DHP33) adopted by City Council in 2023 established seven Pillars of Housing Equity.

Each Pillar includes SMARTIE Goals – goals that are Strategic, Measurable, Ambitious, Realistic, Time-bound, Inclusive, and Equitable – to guide Housing’s priorities, actions, and evaluation for the Policy’s 10-year implementation period. These goals set parameters for what the Dallas Department of Housing & Community Development (“Housing”) is trying to achieve under each of the seven pillars.

The Housing Action Plan outlines how Housing, working in coordination with partners across and beyond City government, will work toward these goals. Guided by the accompanying Housing Needs Assessment and the Dallas Housing Resource Catalog, the Action Plan identifies actions and steps to align the City of Dallas’ housing resources and efforts with the most pressing housing needs of Dallas residents. The Housing Action Plan includes an overview of current and future housing needs in Dallas, the city’s current housing supply, and challenges residents face with accessing homeownership and stable rental housing. The Housing Action Plan also evaluates Housing’s current capacity to address the needs of Dallas residents through their programs and incentives.

The Housing Action Plan is organized by the Pillars of Housing Equity and will serve as a workplan for the City for the next 5 years.

Each Pillar includes a brief overview of the progress Housing has already made on implementing SMARTIE goals since DHP33’s adoption in April 2023. That overview is followed by a list of short- and long-term actions the City will take to meet its goals and address emergent housing needs – many in collaboration with private-sector partners. Each action identifies necessary partners to undertake the action (both internal and external), resources needed, and timeline.

Housing Action Plan

The Housing Action Plan focuses heavily on Pillar 1: Equity Strategy Target Areas, Pillar 2: Production, and Pillar 3: Preservation, with supporting recommendations in the Infrastructure, Collaboration, Community Engagement, and Education Pillars. The focus areas within these pillars are responsive to housing market data, community input, and stakeholder interviews demonstrating the following key priorities for Housing and Community Development in order to meet the community's most pressing needs:

Housing Action Plan Priorities



1

Create more rental housing for those making 50% AMI or below to address the 39,900-unit supply gap at this income level.



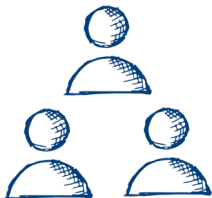
2

Expand homeownership opportunities to make homeownership more accessible for households making under \$100,000.



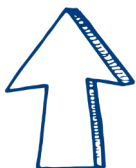
3

Support preservation of existing affordable homes, including single-family homes, subsidized rental housing, and naturally-occurring affordable rental housing.



4

Prevent involuntary displacement of residents due to increased housing cost burden and market pressures.



5

Increase the overall supply of housing to meet projected demand, as more units at all levels of the income spectrum to improve affordability in the market.



The Department of Housing and Community Development focuses on investing in affordable and mixed-income housing.

About the Department of Housing and Community Development

The Department of Housing & Community Development (Housing) is charged with investing in the development and preservation of affordable and mixed-income housing. Through federal entitlement grants, local funds, bond funds, and other housing development tools, Housing supports renters, homeowners, and homebuyers in finding, maintaining, and staying in their homes. Housing also aids developers in constructing and delivering affordable and mixed-income housing projects.

Racial and economic inclusion are integral to Dallas' housing growth. Accordingly, through Dallas Housing Policy 2033 (DHP33), the City seeks to continue to reduce disparities that disproportionately impact historically disadvantaged communities by providing quality, affordable, mixed-income housing initiatives across the city.

The Role of Housing and Community Development

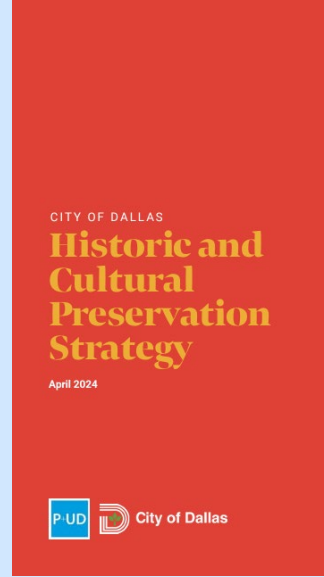
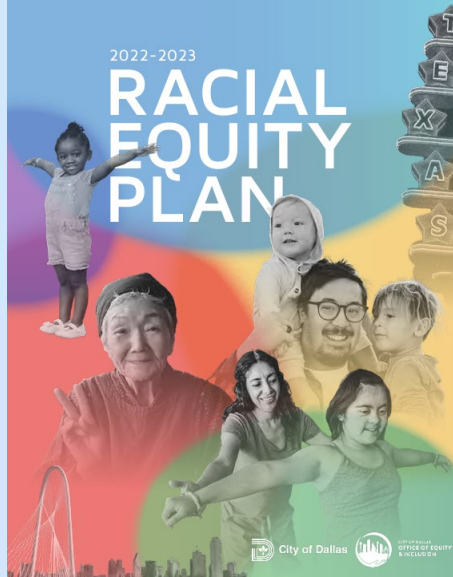
Dallas has over 400 diverse neighborhoods, all of which have different housing needs based on their cultures, family structures, histories, resources, and preferences. Housing is the backbone of these communities, and providing a variety of housing choices at different affordability levels is key to maintaining the city's quality of life. Some Dallasites are on the verge of or experiencing homelessness, while others may earn salaries that can afford them more luxury housing options. The Department of Housing and Community Development focuses on investing in affordable housing, which is housing intended to serve families whose income is at or below the average for other Dallasites. However, housing entities that produce market-rate housing are also very important to the affordability of housing in Dallas, as the production of new homes that are affordable to higher income levels can produce a ripple effect on housing prices, making older homes more affordable to those who need them through a process called filtering. While Dallas' housing needs are varied, **The Department of Housing and Community Development is uniquely positioned to incentivize the production of affordable housing, help preserve existing affordable housing stock, and help residents access those housing options.** The City plays just one role of many public, private, and non-profit entities that make up Dallas' housing ecosystem.

Collaboration and Coordination

The Department of Housing & Community Development (Housing) is charged with investing in the development and preservation of mixed-income housing. Through federal entitlement grants, local funds, bond funds and other housing development tools, Housing supports renters, homeowners, and homebuyers in finding, maintaining, and staying in their homes.

Racial and economic inclusion are integral to Dallas' housing growth. Accordingly, through Dallas Housing Policy 2033 (DHP33), the City seeks to continue to reduce disparities that disproportionately impact historically disadvantaged communities by providing quality, affordable, mixed-income housing initiatives across the city.

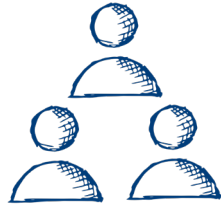
Housing's work is inextricably linked with the work of other City departments and their plans and policies.



Community Engagement and Equity Strategy Target Areas

The City engaged Community Equity Strategies and bcWorkshop to craft DHP33 in collaboration with City staff and policymakers through a community-informed process. The Dallas Housing Policy was adopted on April 13, 2023.

Dallas Housing Policy 2033 Engagement



2,065

Meetings, Interviews, and Focus Groups



7,083

Social Media Hits



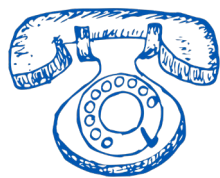
1,847

Housing Equity Story Map

Pillar 1 of DHP33 called for the creation of Equity Strategy Target Areas (ESTAs). Housing hired TDA Consulting Inc. in 2023 to conduct a data and community informed process to identify the ESTAs. These areas are targeted geographies where Housing will dedicate at least 50% of its annual budget through all programs, to invest in production and preservation of affordable housing. These areas were selected using community engagement and three primary data inputs:

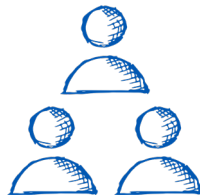
1. The City of Dallas Racial Equity Impact Assessment Tool, born out of the City's Racial Equity Plan (REP), which highlights areas with greater disparities across the city based on indicators of equity like household composition, poverty rates, homeownership rates, and social and economic vulnerabilities,
2. The Market Value Analysis (MVA), which identifies housing market conditions across Dallas and assesses housing values, investment activity, blight, and vacancy; and
3. An overlay of possible investment activity from other departments within the City, including Dallas Water Utilities, Public Works, and Planning.

Equity Strategy Target Area Selection Engagement



3,192

Telephone Town Hall



50

Meetings



600

Survey Responses



60

Stakeholder Focus Groups

Community Engagement and Equity Strategy Target Areas

Equity Strategy Target Area Selection

Through nearly 4,000 contacts made, clear themes of housing needs and geographic areas of concern emerged. Below are some of the highlights of the trends heard through community engagement:

- **The most needed housing investments were new for-sale units and homebuyer assistance.** Residents in more built-out communities sought support for rental assistance and housing preservation.
- **Southern and Southeast sections of Dallas were areas of concern and opportunity** for investment in affordable housing.
- **Neighborhoods such as West Dallas needing coordinated anti-displacement strategies.**
- **Housing should align investments with infrastructure improvements, utility access and upgrades, and transportation.**

Inclusive Housing Task Force (IHTF)

The Inclusive Housing Task Force (IHTF) acts as an advisory body that helps inform Housing staff about community concerns, and support for affordable housing projects. They provide input as staff work on policies and programs offered by the department.

The Inclusive Housing Task Force is designed to ensure that the City and community partners effectively implement the Dallas Housing Policy 2033. Members include representatives from the faith-based community, attorneys, policy making professionals, resident advocates, and community leaders. Housing's goal is for the IHTF to function as a resident-involved, resident-led, task force that helps guide the direction of decision making. Maintaining a high level of community engagement is a critical piece of implementing DHP33, and the IHTF helps to bridge communication gaps and identify blind spots, thus promoting greater accountability and transparency.

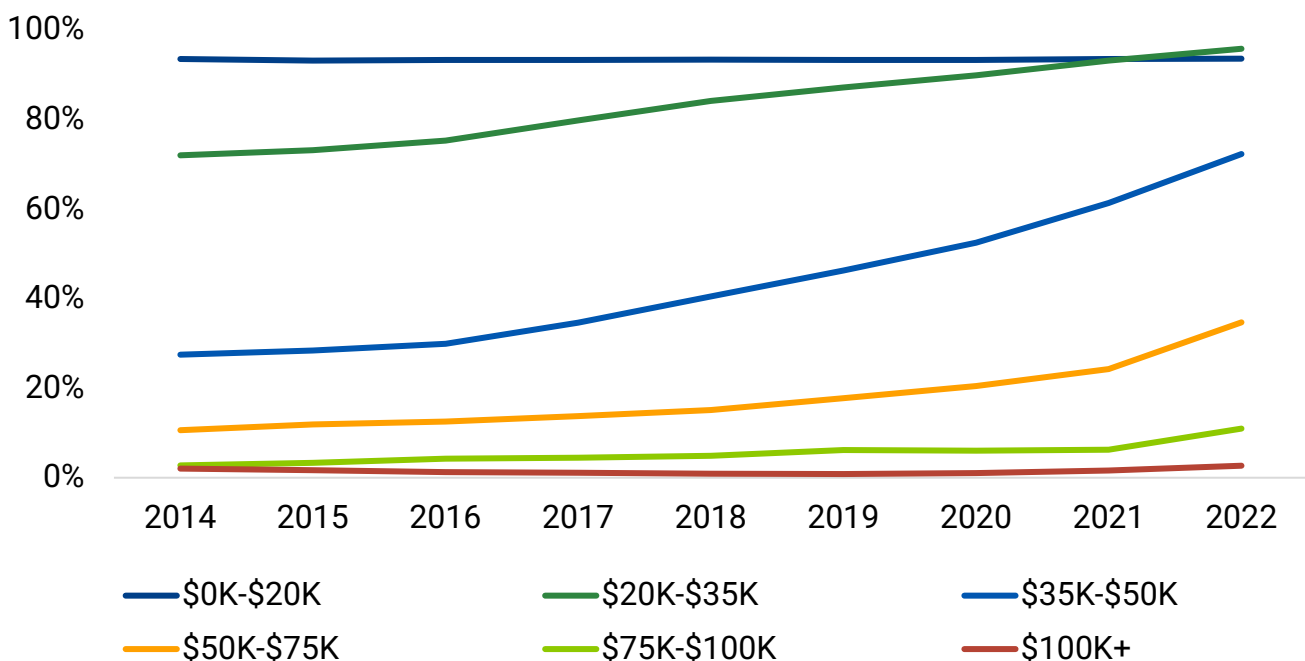
Housing Access and Stability

➔ **Housing access** refers to the ability of people to find, afford, and secure housing that meets their needs, whether that is housing of sufficient size, accessibility for those with disabilities, or sufficient physical safety. Housing access can be influenced by a resident's financial capacity to find and secure housing, but also by additional factors, such as if the resident has an on-record eviction filing or order or if they are a member of a protected class, or if there are long wait lists for the type of housing they need.

➔ **Housing stability** refers to the ability of households to stay in their home without unplanned or unwanted disruptions or moves. Housing stability can be threatened by **forced displacement** brought on by eviction or emergencies, like fire or natural disaster, as well as **pressured displacement**, such as rising rents or property taxes, the absence of critical public services or amenities, or changes in neighborhood culture or perceptions of safety.

As housing costs continue to outpace growth in household income in Dallas, cost burden is affecting more households at mid-range income levels.

Share of Renter Households Facing Housing Cost Burden, by Income (2014-2022)



Source: HR&A Tabulations of PUMS data, ACS, U.S. Census

Dallas Housing Needs and Top Priorities

Executive Summary

More renters at mid-range incomes are becoming cost burdened. As housing costs continue to outpace growth in household income, cost burden is affecting more households at mid-range income levels in Dallas, especially those making between \$35-\$50k annually. The percentage of cost-burdened households in this income group rose from 28% in 2014 to 72% in 2022. Dramatic increases in the number of households spending more than they can afford on housing signals that many residents are struggling to access housing that meets their needs.

Accessing homeownership is becoming increasingly challenging in Dallas. Overall homeownership rates in the city decreased by 2 percentage points to 42% between 2012-2022. The decrease was more substantial for Black households (6%). Homeownership is out of reach for most renters; currently, fewer than 20% of renters – those making \$100,000 or above – can afford the median priced home in Dallas.

There is a shortage of affordable rentals. As of 2022, Dallas is short 39,900 rental homes that are affordable to renter households who earn up to 50% AMI (\$55,250 annual income). Without intervention, this rental deficit is projected to grow to 70,210 rental homes by 2033, as job growth continues to outpace home production. Between 2020 and 2022, the City only permitted one new home for every 8 new jobs.

Preservation is key and must account for deed-restricted and naturally occurring affordable rental, as well as owner-occupied, homes. Between 2024 and 2033, over 7,700 deed-restricted affordable homes are at risk of losing affordability covenants. Additionally, naturally occurring affordable housing is at risk. Between 2017 and 2022, Dallas lost roughly 100,000 units with rents below \$1,000. If housing supply growth does not keep pace with population growth, rents for naturally occurring affordable housing – which makes up 111,580 homes in Dallas as of 2022, will continue to face upward pressure. Finally, with 170,000 owner-occupied homes built 35 years ago or more, many homeowners face increasing costs for maintenance.

Delivering housing to meet projected population growth will require public and private sector leadership. The city of Dallas is projected to gain nearly 68,000 net new households by 2033, raising the total number of Dallas households to 589,000. Taking into account employment projections and tenure preferences, in order to meet projected demand, Dallas would need the majority of new homes produced to be affordable to households earning above 80% AMI, and half of new homes to be rental. Producing this new housing will require action from the development community, as well as City government to ensure that processes, policies and regulations do not pose barriers to creating the housing that Dallas residents need.

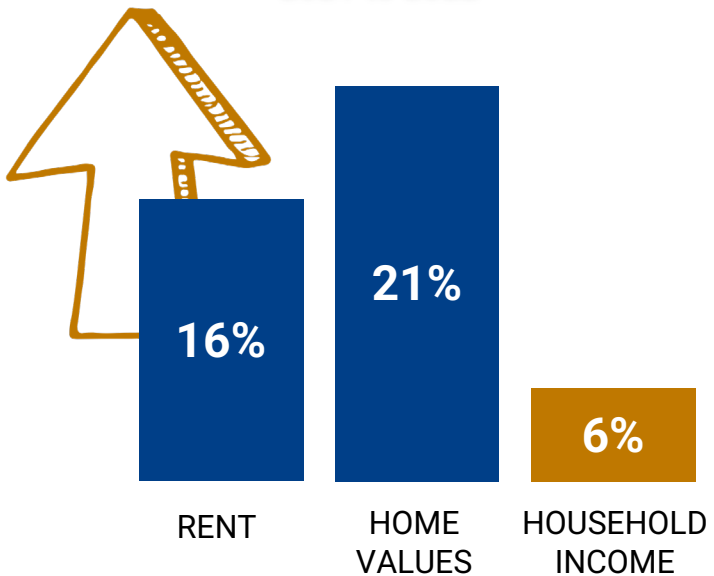


Cost-burdened households spend more than 30% of their income on housing.

The city of Dallas proper has experienced significant growth in recent decades, growing 29% between 1990 and 2022. Like many core cities, it experienced a slight population decrease during the peak of the COVID-19 pandemic, decreasing by 15,000 residents between 2020 and 2021. Since then, it has experienced modest increases year over year, and it is projected to grow 15% between 2020 and 2045.

With growth comes challenges. The primary challenge affecting housing access and stability in Dallas is increasing incidence of housing cost burden. Cost-burdened households are those spending more than 30% of their income on housing. As housing costs continue to outpace growth in household income, cost burden is affecting more households at mid-range income levels, especially those making between \$35-\$50k annually.

Housing Cost Increases Relative to Income Increases 2021 to 2022



In 2022, renters who experienced the highest rates of cost-burden in Dallas were **single-parent households** (77%), **senior households** (70%), and **Black households** (55%).

For homeowners, **single-parent households** and **Black households** experience the highest rates of cost burden, at 49% and 33%, respectively.

Sources: HR&A Analysis, ACS 5-year estimates, U.S. Census, Texas Demographic Center, ACS Decennial; American Community Survey 2012-2022 Estimates, U.S. Census, Zillow Observed Rent Index (ZORI), Zillow Home Value Index (ZHVI) available at DFW metro level only

Housing Access and Stability: Homeownership

Access to homeownership is increasingly challenging in Dallas. Homeownership is out of reach for most renters; in 2022, **fewer than 20% of renters – those making \$100,000 or above – could afford the median priced home in Dallas.**



2022 Renters by Income

Less than \$20k	\$20k-\$35k	\$35k-\$50k	\$50k-\$75k	\$75k-\$100k	\$100k-\$150k	\$150k+
17%	16%	15%	20%	12%	11%	8%
AMI*	≤30%	40%	50-60%	70-90%	100%+	

Overall homeownership rates in the city decreased by 2 percentage points to 42% between 2012-2022. The decrease was more substantial for Black households at 6%. Inaccessibility of homeownership results from several factors: recent increases in housing costs, interest rates, and construction costs, limited development of for-sale homes, and increased competition for affordable homes from investor buyers. A 2022 report from the National Association of Realtors found that 28% of residential sales in Texas in 2021 were to institutional buyers, and the median purchase price amongst institutional buyers was 20% below the state median price. Dallas County was found to have amongst shares of institutional buyer activity in 2021, making up 43% of residential sales.

For those who already own a home, cost burden is still a risk. Rising property taxes and aging housing stock contribute to increased annual housing costs for many owners: 170,000 of Dallas’ owner-occupied homes were built 45 years ago or more, requiring additional costly maintenance. In 2022, 26% of all homeowners in Dallas were cost-burdened. Homeowner cost burden is of particular concern in Dallas neighborhoods such as West Dallas and South Dallas neighborhoods surrounding Fair Park, which have experienced increased investor activity and speculation following public and private investments, leading to gentrification and involuntary displacement pressures.

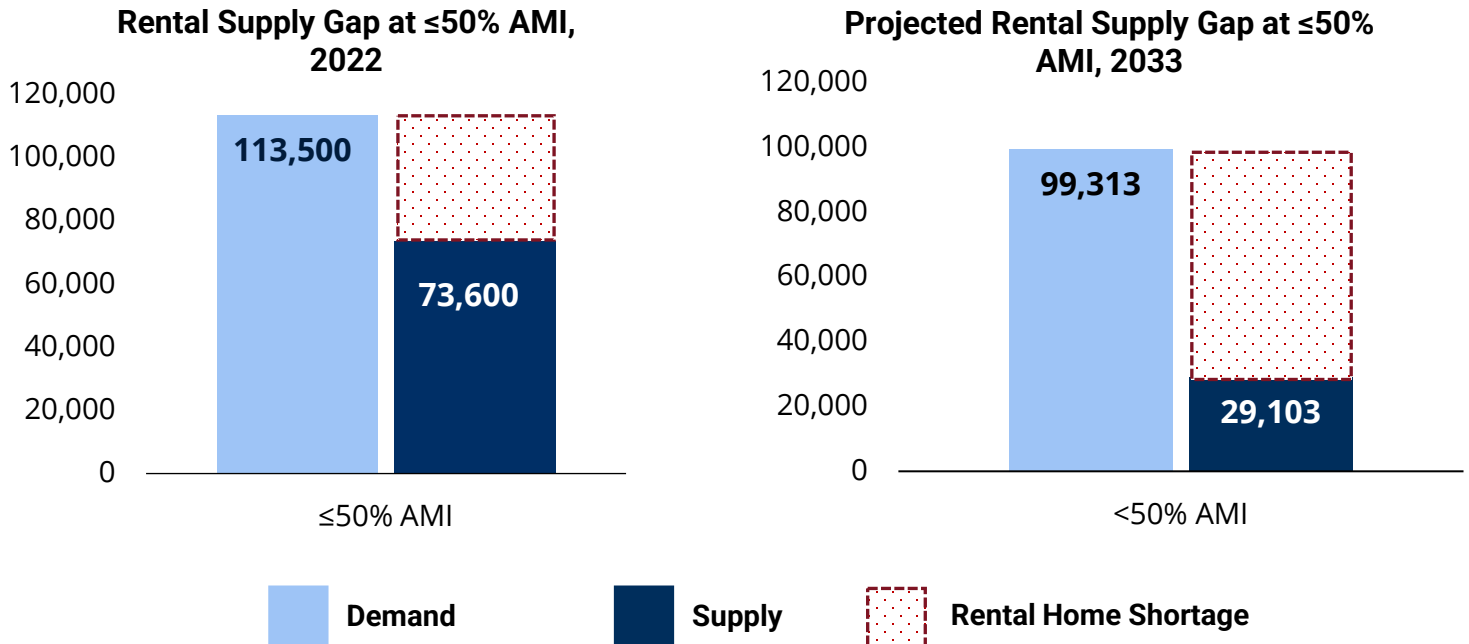
28%
of 2021 home sales in TX
were to institutional buyers

Sources: HR&A Tabulations of PUMS data, U.S. Census. American Community Survey 2012-2022 Estimates, Child Poverty Action Lab and HR&A, *Rental Housing Needs Assessment: City of Dallas*, September 2024. National Association of Realtors, *“Impact of Institutional Buyers on Home Sales and Single Family Rentals”*, May 2022.

*Note: AMIs do not exactly map onto income bands depicted.

Housing Supply: Affordability

As of 2022, Dallas is short **39,900** rental homes that are affordable to renter households who earn up to 50% AMI (\$55,250 annual income).




This shortage results in households being cost burdened. Without intervention, the city's rental deficit is projected to grow to 70,210 rental homes by 2033. **To close the projected affordability gap, the city would need roughly an additional 7,000 homes annually to be affordable to households earning 50% AMI.**

Part of the existing shortage can be explained through how home production is or is not matching up to job growth. While Dallas has built a substantial number of units in the past decade, the city and region's economy has outpaced housing deliveries. Between 2012-2019, Dallas permitted one home for every 1.5 net-new jobs. However, between 2020-2022, the rate fell: the City only permitted one home for every eight new jobs. As job growth outpaces production, lower income households have increased competition for affordable rents, which contributes to increased housing cost burdens. This jump in job growth outpacing home production can contribute to increasing housing costs and cost burden.

Housing Supply: Preserving Currently Affordable Homes

Increasing the availability of affordable homes requires *maintaining* those that are already affordable. Most homes with rents less than \$1,000/month in Dallas are considered **naturally occurring affordable housing (NOAH)**. NOAH properties are affordable to households earning up to 60% AMI and are not subsidized with public funding sources, and thus do not have affordability covenants that require affordable rents. This in turn makes these NOAH units vulnerable to loss in communities with rising property values or rents. In 2022, 41% of renter-occupied homes in Dallas were NOAH, equivalent to roughly 111,580 homes. Between 2017 and 2022, Dallas lost roughly 100,000 units with rents below \$1,000, further limiting housing opportunities for low-to-moderate income households. If housing supply growth does not keep pace with population growth, rents for naturally occurring affordable housing will continue to face upward pressure.

Additionally, between 2024 and 2033, over 7,700 **deed-restricted affordable homes** are at risk of losing their affordability covenants. Nearly 72% of these homes at risk of expiring between 2024 and 2033 are owned by for-profit organizations. For-profit entities are more likely to convert their properties to market-rate units at the end of affordability period. Housing, in coordination with agency partners, will need to take data driven action to prioritize outreach and maintain the affordability of homes that are currently affordable. See Pillar 3: Preservation for details about how Housing will approach this need.



78% of owner-occupied homes in Dallas were built before 1990

Geographic Distribution of Affordable Homes

In addition to needing more affordable homes, Dallas needs more of these affordable homes to be located in a wider variety of places.

The three Council Districts with the highest poverty rates also have the most deed-restricted units: Council Districts 4, 7, and 8. Nearly a quarter of households in Districts 4 and 8 live below the poverty line. District 4 has over 3,400 deed-restricted homes while District 8 has nearly 4,900. District 7 has more deed-restricted units than any other district with 5,490 homes, with about 20% of its residents in poverty. By comparison, the citywide poverty rate is approximately 18%.

Deed-restricted homes are a greater *share* of all homes in these districts. **For instance, 16% of all homes in District 7 are deed-restricted, compared to only 1% of rentals in District 13. On average, 5.5% of all homes in the City are deed-restricted.**

The State of Texas has made intentional effort to avoid concentrating low-income homes receiving 9% Low Income Housing Tax Credits (LIHTC) through a detailed set of criteria in its Qualified Allocation Plan and application process. However, these criteria do not apply to 4% LIHTC, and local bond issuers can influence projects seeking to utilize 4% LIHTC. LIHTC is a key federal tool for the financing of affordable housing.

The Dallas Housing Finance Corporation (DHFC) plays a major role in advancing economic integration through affordable residential development. DHFC provides tax-exempt bonds and other support for the acquisition, construction or substantial rehabilitation of multi-family housing. Developments facilitated by DHFC financing provide housing for those earning $\leq 60\%$ AMI. One of the primary goals of the DHFC is to “overcome patterns of segregation and concentrations of poverty through incentives and requirements.” Moving forward, City-supported projects should enhance prioritization of deed-restricted development in districts that have below-average shares of deed-restricted homes and homes affordable to households earning up to 60 % AMI.

Percentage of All Deed-Restricted Homes (Affordable up to 60% AMI) by Council District

5.5%

Average Citywide

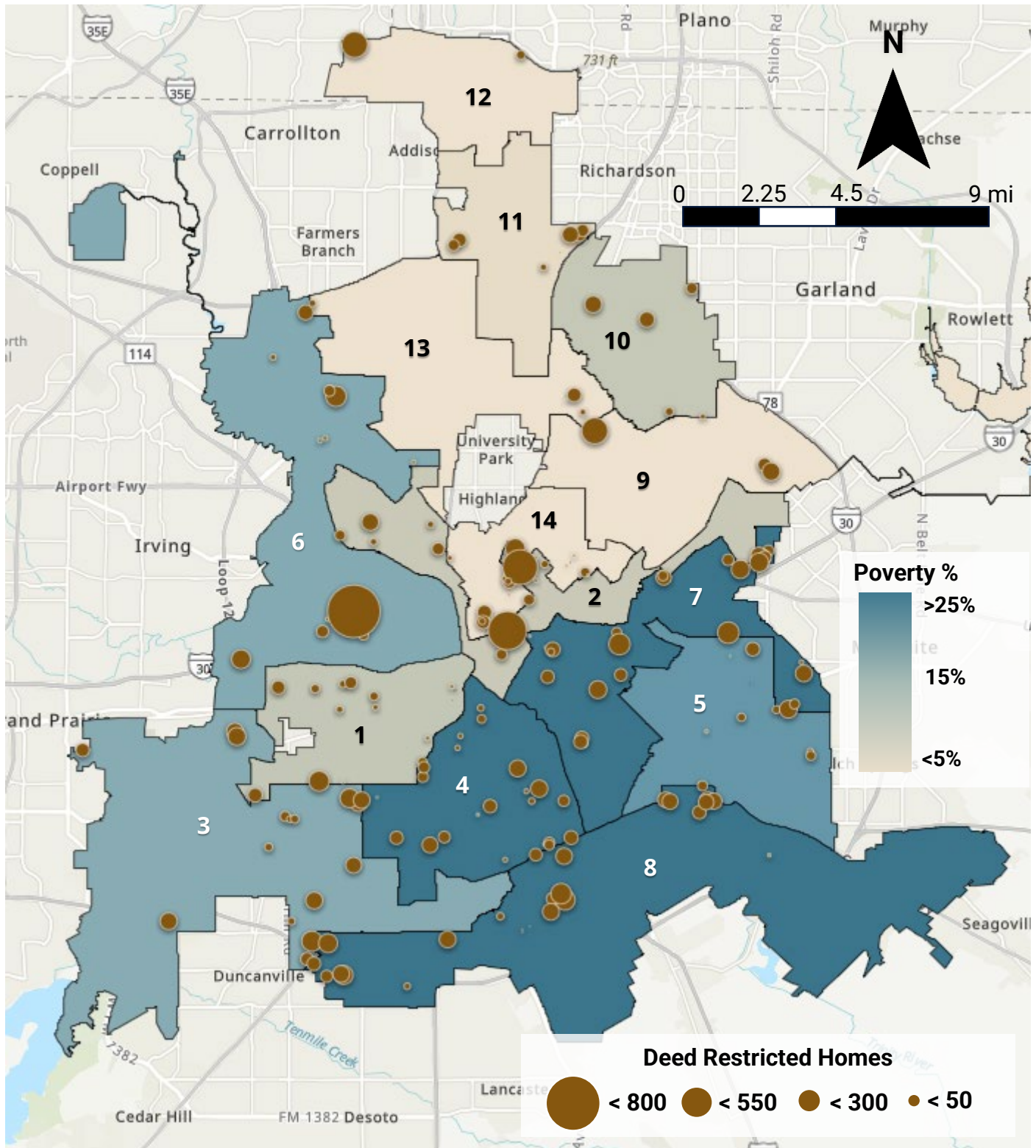
16%

District 7

1%

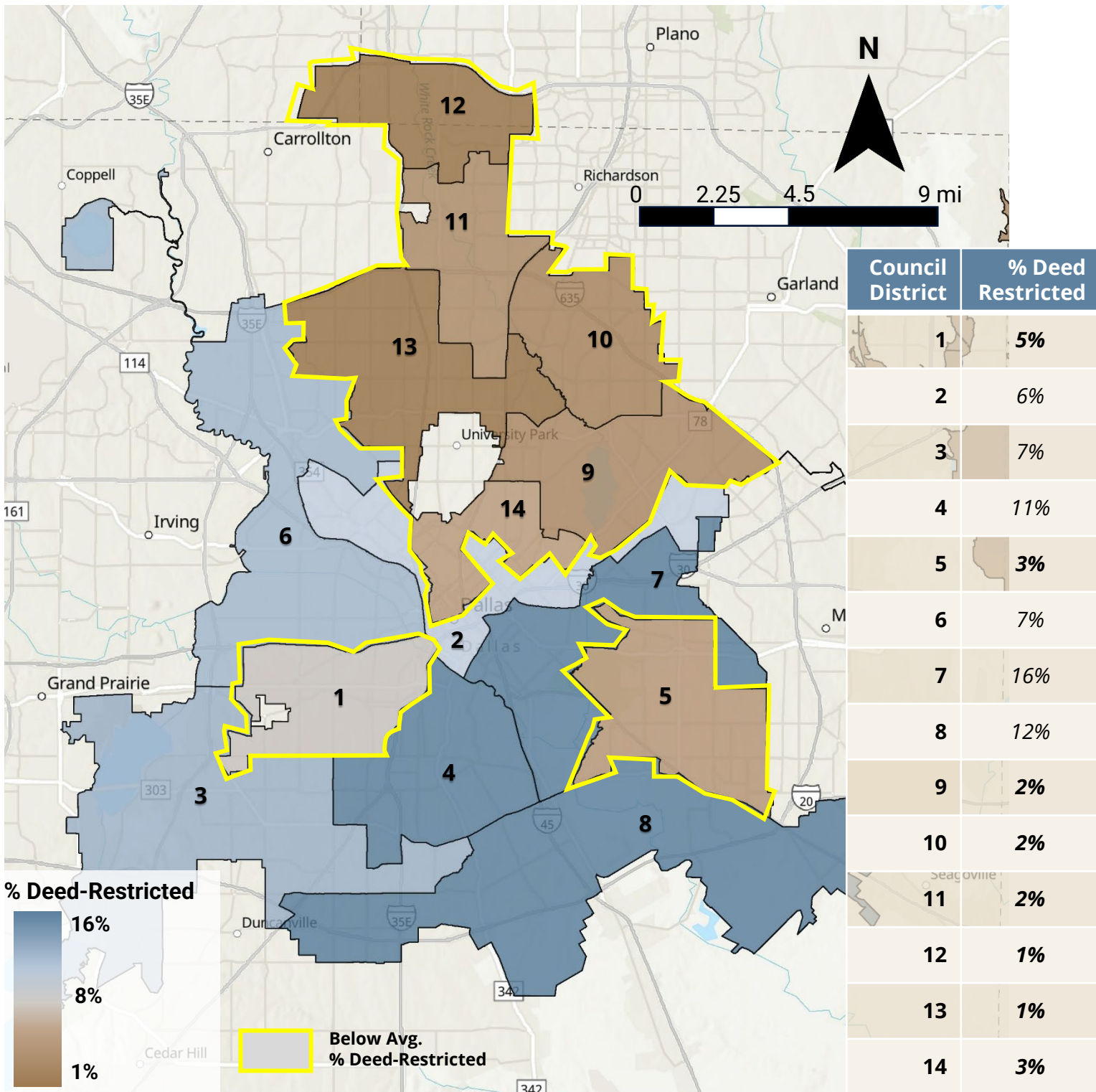
District 13

Deed-Restricted Affordable Homes (up to 60% AMI) by Council District and Poverty Rate



Sources: ESRI, TomTom, Gamin, FAO, NOAA, OpenStreetMap contributors, CNES/Airbus DS, Intermap, NASA/METI, NASA/NGS, the GIS User Community, City of Dallas, National Housing Preservation Database, Public Use Microdata Sample (PUMS), 2022 American Community Service 5-year estimates

Share of Deed-Restricted Homes (Affordable up to 60% AMI) to All Homes by Council District



Sources: ESRI, TomTom, Gamin, FAO, NOAA, OpenStreetMap contributors, CNES/Airbus DS, Intermap, NASA/METI, NASA/NGS, the GIS User Community, City of Dallas, National Housing Preservation Database, Public Use Microdata Sample (PUMS), 2022 American Community Service 5-year estimates.

Projected Housing Demand

HR&A Advisors projects that **the city of Dallas will gain nearly 68,000 net new households by 2033**, raising the total number of Dallas households to 589,000. To meet this demand, the housing market will need to deliver roughly 6,800 new homes annually.¹

Dallas should create homes that align with the projected household incomes and tenure preferences of new and existing residents. Based on current population and employment trends, HR&A anticipates Dallas will continue to receive an influx of moderate to high-income households (i.e. those earning above 80% AMI or \$81,500 annually, and especially those earning more than 100% AMI or \$110,300). To address projected housing demand, **about half of new homes should be for-sale and half should be rental.**

Dallas will need to continue recent levels of production to meet projected overall demand by 2033. Between January 2017 and September 2024, the City approved certificates of completion for roughly 63,000 – an average of 7,870 new homes annually.

Addressing these housing supply needs will require action from the **development community, philanthropic and nonprofit partners as well as government** to ensure that processes, policies and regulations do not pose barriers to creating the housing that Dallas residents need. The market should deliver many of the new homes needed to meet projected demand, and the public sector will play a critical role in fostering the conditions that can support that action and driving creation of deed-restricted affordable homes.

68,000 (projected)
net new households in Dallas by 2033

34,000
renters

34,000
homeowners

Source: HR&A analysis of American Community Survey (ACS) Public Use Micro Data (PUMS) 2022

¹ Dallas should produce sufficient housing to meet projected demand and also achieve a healthy level of market vacancy, generally considered to be about 7%. As of 2022, Dallas has a vacancy rate of 6%. An additional 100 homes annually would be needed to increase vacancy to health levels. However, vacancy fluctuates, so continued monitoring of vacancy is recommended.

Production Trends

Citywide, over 63,000 new homes were delivered between January 2017 and September 2024 - **a yearly average of 7,870 new homes**. This includes over 49,000 multifamily homes across nearly 800 multi-family properties, over 12,600 single family homes, and roughly 1,220 two family homes/duplexes. These deliveries were made possible by a wide range of partners – including non-governmental partners.

The City and other public partners play a critical role in delivering income-restricted affordable housing.

Public Entities Supporting Housing Needs

CITY

City Departments		
Department of Housing and Community Development <ul style="list-style-type: none"> • <i>Land Transfer Program</i> • <i>Notice of Funding Availability (NOFA)</i> • <i>Mixed Income Housing Density Bonus (MIHDB)</i> 	Department of Planning and Development <ul style="list-style-type: none"> • <i>Land Use Regulation</i> • <i>Permitting</i> 	Office of Economic Development <ul style="list-style-type: none"> • <i>Tax Incremental Financing (TIF)</i> • <i>Dallas Housing Opportunity Fund (DHOF)</i>
City Corporations		
Dallas Public Facilities Corporation (DPFC) <ul style="list-style-type: none"> • <i>Property Tax Exemptions</i> 	Dallas Housing Finance Corporation (DHFC) <ul style="list-style-type: none"> • <i>Tax-Exempt Bonds and Related Supports</i> • <i>4% LIHTC</i> 	Dallas Housing and Acquisition Development Corporation (DHADC) <ul style="list-style-type: none"> • <i>Land Bank Program</i>

NON-CITY

Non-City Entities	
Public Housing Authorities <ul style="list-style-type: none"> • <i>Housing Vouchers</i> • <i>Public Housing</i> 	Dallas County Government <ul style="list-style-type: none"> • <i>Housing Choice Voucher (HCV) Program</i>

City-Supported Housing Production

In fiscal year 2023-24, the City directly supported (i.e. through subsidy) the completion of 246 housing projects that delivered 4,940 homes in Dallas, 54% of which are income-restricted homes for households earning up to 120% AMI. Citywide, approximately 10,470 new homes received certificates of completion during fiscal year 2023-24, which suggests about 25% of new home deliveries in the past fiscal year were City-supported affordable units and 47% of all deliveries in the past fiscal year involved City support. The table below summarizes total City-supported housing deliveries by program administrator and tool/program. Taken together, the table captures the major role of various local entities in bringing affordable and market rate homes to Dallas.

City-Supported Housing Deliveries, FY2023-24

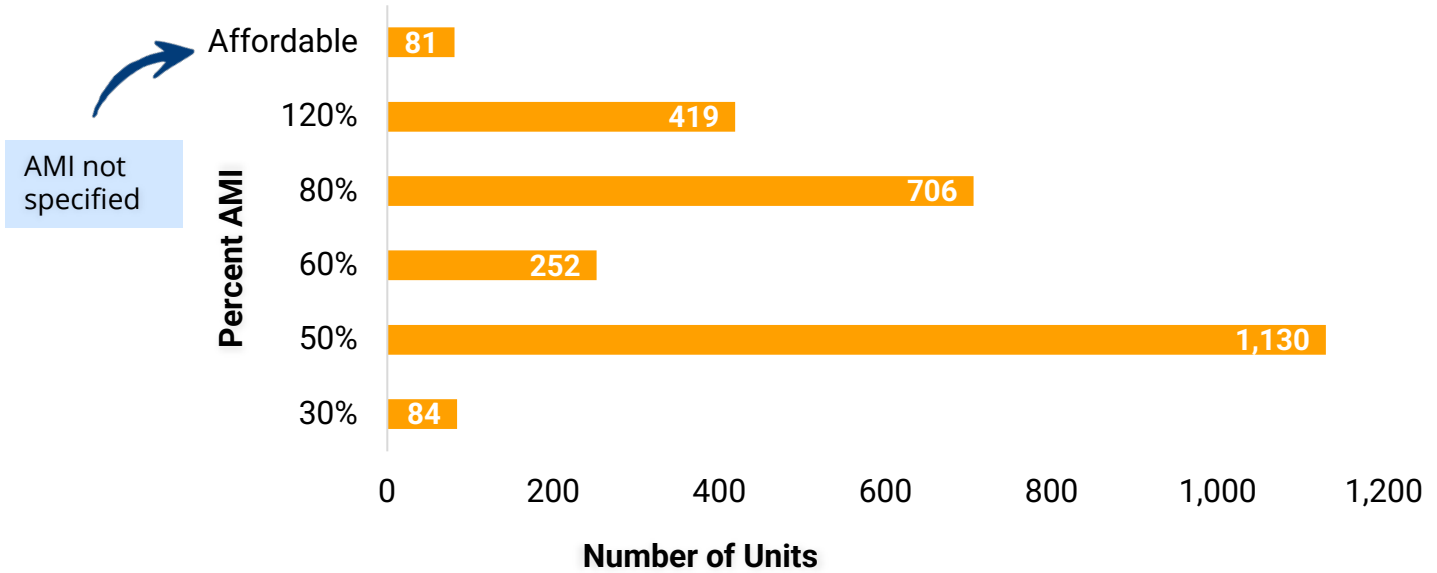
Administrator	Program/Tool	Affordable Units	Market Rate Units	Total Units	Total Projects
Department of Housing and Community Development (HCD)	Notice Of Funding Availability (NOFA)	144	0	144	144
	Mixed Income Housing Density Bonus (MIHDB)	308	1,538	1,891	9*
Office of Economic Development (ECO)	Tax Incremental Financing (TIF)	188	26	214	2
Dallas Housing and Acquisition Development Corporation (DHADC)	Land Bank Program	17	0	17	17
	Land Transfer Program	64	0	64	64
Dallas Housing Finance Corporation (DHFC)	Tax-Exempt Bonds and Related Supports	1,466	186	1,652	6*
Dallas Public Facilities Corporation (DPFC)	Property Tax Exemptions and Financing Supports	485	473	958	4
TOTAL		2,672	2,268	4,940	246

Source: Department of Housing and Community Development Housing Project List, FY2023-24, reflective of properties labeled as "Completed". New production total does not include any affordable deliveries made by the Dallas Housing Authority or other PHAs in the last fiscal year.

Total projects include instances where multiple City programs/entities were utilized. It is important to note that the projects featured in the table above account for constructed homes from only one fiscal year of data. It is possible projects contained therein received additional support in prior fiscal years from other City entities and non-City financing sources. The table is intended to frame the scale of a single fiscal year of deliveries and does not include City-involved projects reported as under construction or in pre-development.

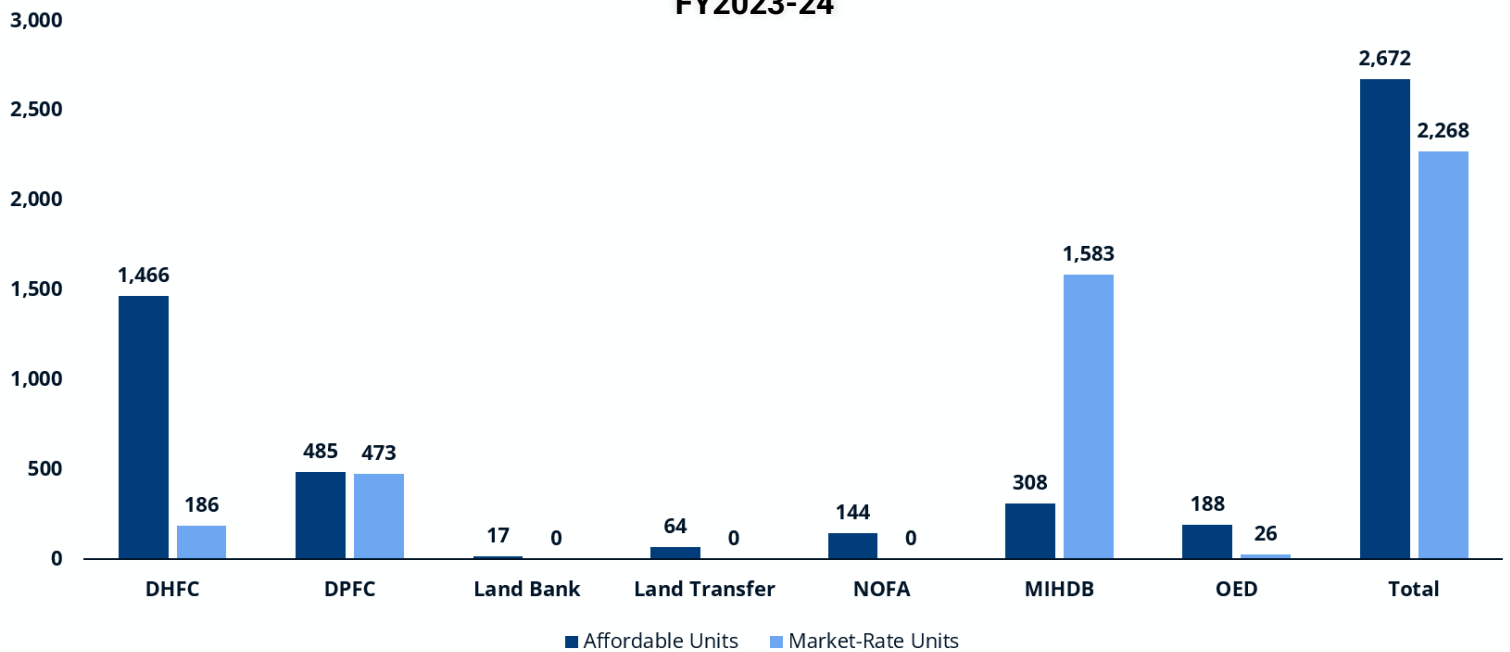
City-Supported Housing Production

City Supported Affordable Home Deliveries by AMI Served, FY2023-24



DHFC supported 55% of affordable unit deliveries and a third of all City-supported deliveries in fiscal year 2023-24.

City Supported Homes Built by City Entity/Program, FY2023-24



Source: Department of Housing and Community Development Housing Project List, FY2023-24

Progress Toward Production and Preservation of Affordable Housing

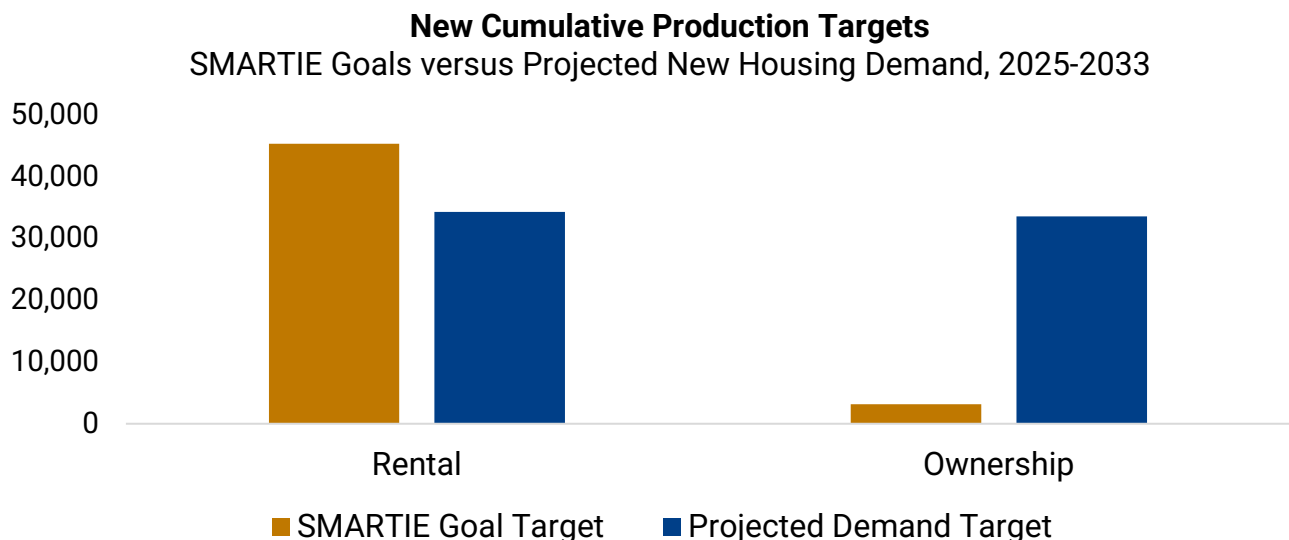
Production

Dallas' affordable housing activities are deeply tied to the SMARTIE goals articulated in DHP33. To quantify the City's progress in achieving its SMARTIE goals, the production levels of City development and repair programs for fiscal year 2023-24 are used as the base year (Year 1).

In Year 1, City housing production programs supported the creation and delivery of 2,447 dedicated rental homes affordable to households earning 0-120% AMI and 225 dedicated single-family for-sale homes affordable at the same income range. To achieve a 10% year-over-year rental production increase, the City would need to support the delivery of 6,347 dedicated affordable rental homes in fiscal year 2033-34. To achieve a 5% year-over-year for-sale production increase, the City would need to support the delivery of 367 dedicated affordable for-sale homes in that period. If SMARTIE targets are achieved, the City would support a total of 45,356 rental homes and 3,197 for-sale homes by the end of fiscal year 2033-34.

DHP33 Production SMARTIE Goals

- 1 By December 31, 2024, create a database of developments to manage project timelines and expenditures.
- 2 By December 31, 2033, increase production of dedicated affordable rental housing units by 10% each year for households at 0% to 120% of Dallas Area Median Income.
- 3 By December 31, 2033, increase production of dedicated affordable ownership housing units by 5% each year for households at 0% to 120% of Dallas Area Median Income.



Production

If the City continues to meet its SMARTIE goals for producing rental housing, **then City-supported rental production will exceed the projected overall market demand for net new rental by 2033.** Comparatively, if the City continues to meet its SMARTIE goals for the production of for-sale housing, the City will support the production of at least 3,000 for-sale homes by 2033 – below the estimated 34,000 for-sale homes needed to meet projected housing demand resulting from population growth. Importantly, **the City is not solely responsible for meeting market demand for new housing, particularly demand driven by moderate-high income households.** The development community has a critical role to play, particularly for providing market-rate homes. The gap between for-sale homes the City would produce if it achieves its SMARTIE goal target and what the market would need to produce is **31,000 for-sale homes.**

The overall market should contribute considerably to future home production serving moderate- and high-income households, but it will be important for the City to effectively utilize land use, zoning and development approvals processes to ensure that a range of housing types, both rental and for-sale, can be produced simply and efficiently. Enabling the building of a range of ownership options, including duplexes, triplexes, townhomes, and condos, will also be crucial to accommodating the total need.

In addition to subsidizing the production and preservation of affordable housing, the City **can use land use, zoning, and development approvals processes to facilitate the overall growth of the housing supply**, ultimately increasing affordability.

Source: City of Dallas Department of Housing and Community Development, FY2023-24 Production, Dallas Housing Policy 2033

Analysis assumes all City-supported affordable multifamily projects are rentals while affordable single-family homes are for-sale.

Preservation

Preservation efforts can target deed-restricted affordable housing, naturally occurring affordable housing and owner-occupied housing. Additionally, preservation efforts can focus on extending affordability and maintaining the physical condition and quality of housing. Baseline measures for SMARTIE preservation goals focus on existing repair programs that support preservation of owner-occupied units. Using the 83 home repair projects completed in fiscal 2023-24 as our base year, the City would preserve roughly 1,180 total homes by fiscal year 2033-34 if repair activities increased by 5% year over year.

Preserving multifamily rental homes can be approached in several ways. Since most deed-restricted affordable multifamily homes are developed and owned by private partners, maintaining their affordability will require action by the property owner. The City can support this effort through outreach, prioritizing properties based on building age and condition, market factors, types of subsidy, and other factors, as well as providing direct subsidy when feasible. Due to variation in subsidy end dates, it will be challenging for the City to support a consistent annual level of multifamily preservation for the 7,700 deed-restricted homes at risk of losing their affordability between 2024 and 2033.

DHP33 Preservation SMARTIE Goals

- 1 By December 31, 2024, create a database of affordable housing to target for preservation
- 2 By December 31, 2033, increase preservation of multi-family rental units by 10% each year for households at 0% to 120% of Dallas Area Median Income.
- 3 By December 31, 2033, increase preservation of single-family owner-occupied units by 5% each year for households at 0% to 120% of Dallas Area Median Income.

Action Plan

Action Plan

Given the magnitude of Dallas’ housing needs, the City will need to embrace the following principles:

- 1 Focus public resources on top priorities.**
- 2 Deploy existing and future resources efficiently.**
- 3 Leverage a whole-of-government approach and engage partners beyond government to maximize impact.**

Meeting Dallas’ housing needs requires an effective housing ecosystem, of which the City of Dallas is just one part. The table below includes six elements of a housing ecosystem: government, nonprofits, developers and housing owners, and private and for-profit entities. The Action Plan focuses on how City resources can best be deployed to meet Dallas residents’ needs, but also identifies opportunities to partner with other members of the ecosystem to fill gaps that other organizations are uniquely positioned to address.

Dallas Housing Ecosystem

Service Providers
Housing related services including housing navigation services and counseling, legal aid, mental health and addiction support.
Advocates
Coalition groups, faith-based organizations, and other mission-focused nonprofits.
Philanthropy and Funders
Local, regional, and national foundations and philanthropic organizations.

Institutional Landholders
Universities, hospitals, and other large-scale land-holders.

Lenders
Most lenders are banks, with some philanthropic and nonprofit lenders.

Developers
Nonprofit and for-profit entities. Some are local and many are also property managers.

Government
Federal, state, and City governments and agencies play different roles in providing and administering funding for housing production, preservation, and services.

Action Plan Priorities

Based on analysis of housing market data, community input, and stakeholder interviews, Housing and Community Development has identified the following key priorities for the Housing Action Plan:



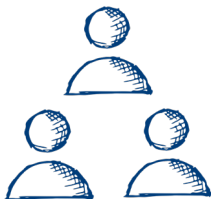
- 1 Create more rental housing for those making 50% AMI or below** to address the 39,900-unit supply gap at this income level.



- 2 Expand homeownership opportunities** to make homeownership more accessible for households making under \$100,000.



- 3 Support preservation of existing affordable housing,** including single-family homes, subsidized rental housing, and naturally-occurring affordable rental housing.



- 4 Prevent involuntary displacement of residents** due to increased housing cost burden and market pressures.



- 5 Increase the overall supply of housing to meet projected demand,** as more units at all levels of the income spectrum will improve affordability in the market.

Pillar 1: Equity Strategy Target Areas

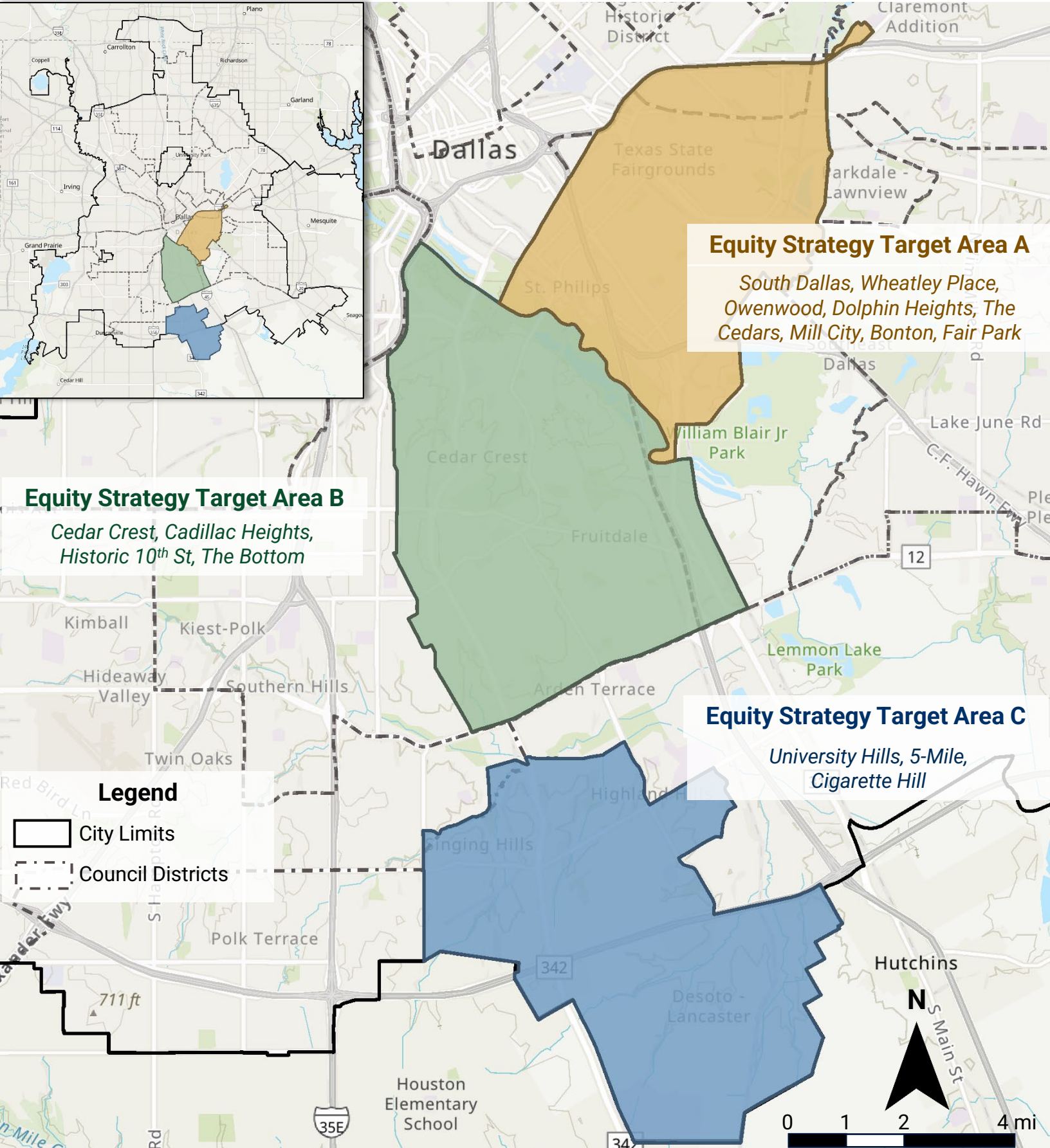
Identify specific disparities in housing opportunities and reduce them using a targeted approach.

The Equity Strategy Target Areas (ESTAs) were created to address historic disparities that have led to underinvestment in specific communities in Dallas. These historic disparities have contributed to the ESTAs having lower property values, greater vacancies, and higher poverty rates than the rest of Dallas. Despite challenging economic conditions, these areas have close-knit communities, valuable cultural and historical assets, and immense potential for community-driven investment that can improve opportunities and quality of life for their residents. Housing’s investment in these areas aims to do just that.

To select the areas, the City worked with TDA Consulting Inc. to develop a housing equity index by combining the City’s Market Value Analysis (MVA) and Dallas Racial Impact Assessment tool. The areas were then vetted through community engagement and interdepartmental collaboration. The target areas are intended to attract both public and private investment to maximize impact and mitigate existing patterns of racial and socioeconomic segregation. The necessary strategies to support each ESTA will vary, but all efforts strive to prevent displacement and preserve the community’s cultural integrity while improving the quality of life for all residents.

DHP33 SMARTIE GOALS		Progress
P1.1	By March 31, 2024, establish measurable indicators of progress in reducing identified disparities for each target area	80%
P1.2	By December 31, 2024, establish neighborhood eligibility criteria for anti-displacement investments	50%
P1.3	By December 31, 2024, select strategy target areas, and establish measurable indicators of progress in reducing identified disparities in each target area	95%
P1.4	By December 31, 2024, ensure that each City Service Area’s boundaries overlap with the boundaries of at least one established strategy target area to ensure a citywide approach to reducing disparities	100%
P1.5	By December 31, 2027, analyze equity strategy target area to assess continuity or consider potential creation of new areas	0%
P1.6	By December 31, 2033, evaluate the impact of DHP33 in established equity strategy target areas and determine readiness to adopt additional areas	0%
P1.7	By September 31, 2024, develop a process dedicating at least 50% of each fiscal year Housing budget to be allocated to the target areas.	100%

Equity Strategy Target Areas



Sources: ESRI, TomTom, Gamin, FAO, NOAA, OpenStreetMap contributors, CNES/Airbus DS, Intermap, NASA/METI, NASA/NGS, the GIS User Community, City of Dallas

Overview Statistics: ESTAs and City of Dallas

All figures as of 2022 unless stated otherwise

	Equity Strategy Target Area A	Equity Strategy Target Area B	Equity Strategy Target Area C	City of Dallas
Total Population	32,908	42,807	17,157	1,313,550
Median Household Income	\$36,530	\$33,054	\$40,079	\$64,000
Tenure Mix	33% Homeowners/ 67% Renters	51% Homeowners/ 49% Renters	65% Homeowners/ 35% Renters	42% Homeowners/ 58% Renters
Vacancy Rate	5.5%	7%	2.4%	2%
Total Housing Units	12,414	15,891	9,064	586,383
Total Homes Built Before 1990	8,489	12,976	6,421	351,695
Deed-Restricted Homes (60% AMI)	2,202	2,228	928	30,390
Median Rent (2024)	\$1,026	\$1,070	\$1,228	\$1,723
Median Home Sales Price (2024)	\$213,039	\$233,596	\$216,657	\$395,788

Recommended actions for each ESTA are mirrored in this Pillar. For a concise overview of all ESTA actions, begin at page 68.

ESTA A: Fair Park/Jefferies Meyers

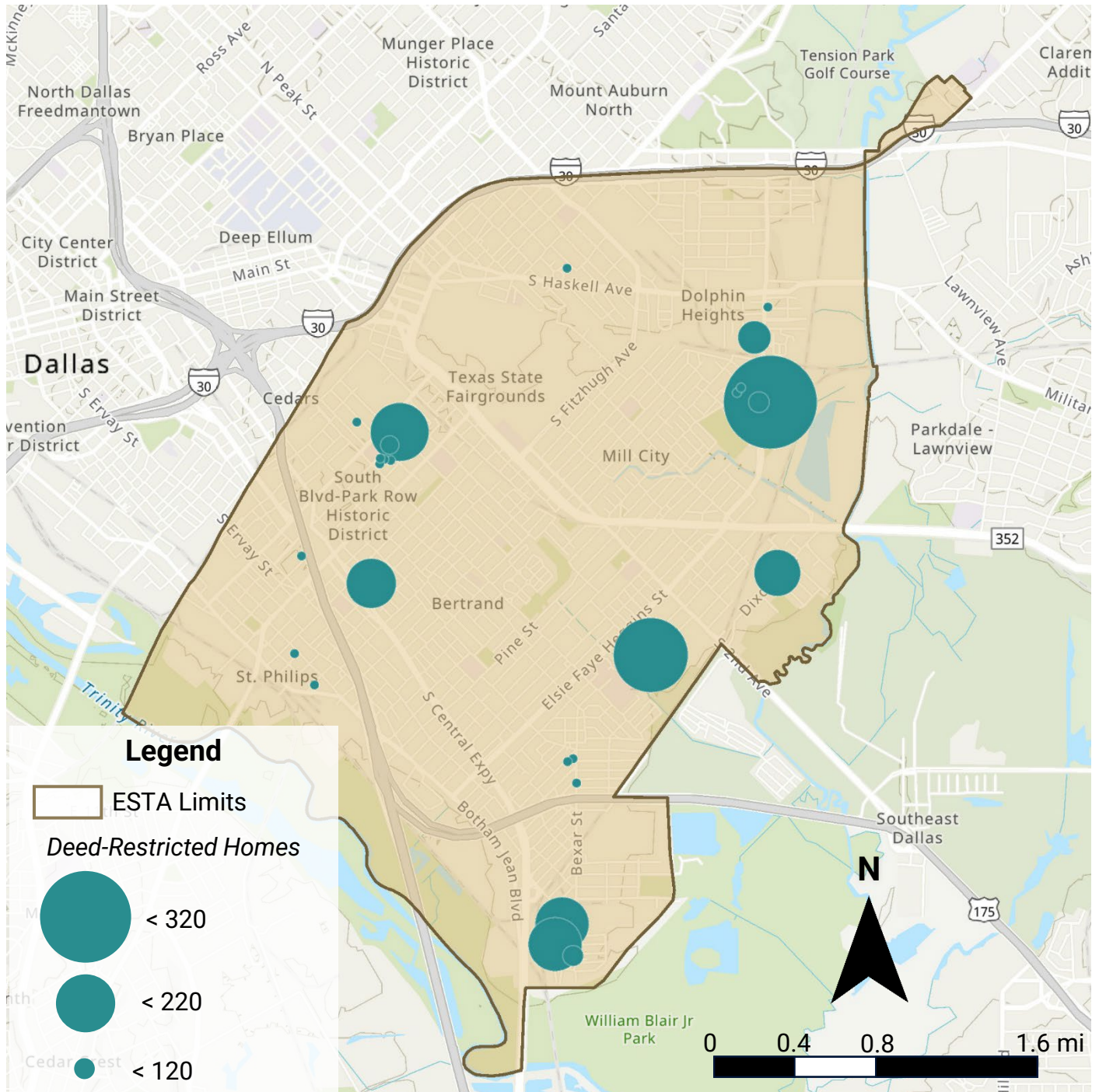
ESTA A Quick Facts	
Number of Residents	32,908 residents, 13,237 households
Median Household Income	\$36,530
Rented vs. Owned Homes	67% rented homes, 33% owned homes
Household Demographics	55% Black, 37% Hispanic
Residents' Employment Industries	Service Industry (43%), Construction (18%), Retail (13%)

ESTA A is located in Southern Dallas primarily within District 7, including a small portion of District 2. Most of ESTA A sits between I-30 to the North and HWY-175 as well as William Blair Jr. Park to the South. The general East-West boundaries are the Trinity River to the west and White Rock Creek to the east. Major streets running through ESTA A include Al Lipscomb Way, Elsie Faye Heggins St., Haskel Ave., Robert B. Cullum Blvd., Malcom X Blvd., S.M. Wright Fwy, Martin Luther King Jr. Blvd., and I-45.

Established neighborhoods in ESTA A include Bonton, Bertrand, Milly City, Ideal, Queen City, South Dallas, Wheatley Place, Owenwood, Dolphin Heights, The Cedars, Fair Park, Jeffries Meyers, Woodlawn, South Blvd./Park Row, Phillis Wheatley, and Jubilee Park.

The median sales price for housing in ESTA A is \$213,039 compared to the Citywide median sales price of \$395,788. 5.5% of homes in ESTA are vacant, compared to the Citywide vacancy rate of 2%. Dallas' Racial Equity Impact Assessment Tool measures identifiers such as Race/Ethnicity, Poverty, Homeownership, Social Vulnerability Index, and Age to document an Equity Impact Assessment (EIA) Score. On a scale of 1 to 5, with 1 being the least vulnerable and 5 being the most vulnerable, ESTA A has a score of 4.7.

ESTA A Deed-Restricted Homes



There are 2,202 deed-restricted homes in ESTA A across 26 properties. 543 homes have deed restrictions expiring between 2024 and 2033. At-risk properties range in size from 1-220 homes. The nearest expiration date is in January 2027.

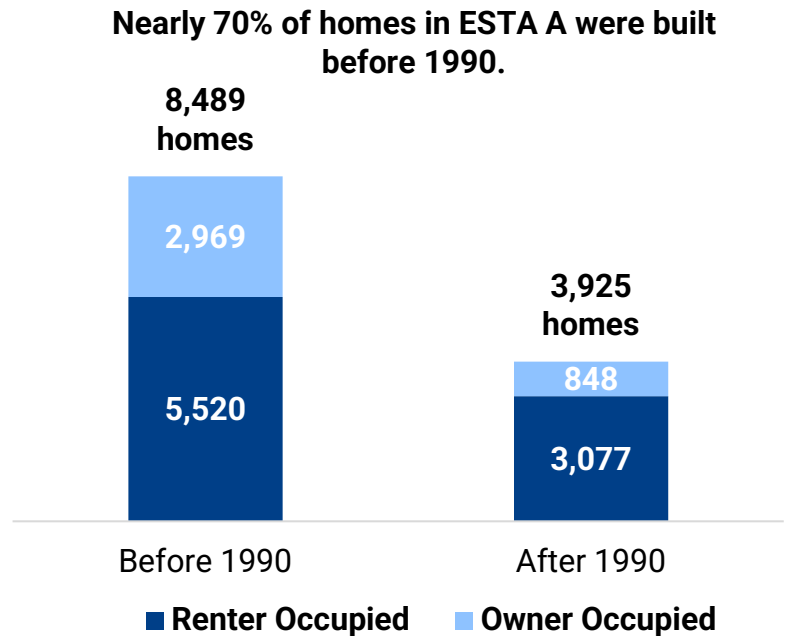
Sources: ESRI, TomTom, Gamin, FAO, NOAA, OpenStreetMap contributors, CNES/Airbus DS, Intermap, NASA/METI, NASA/NGS, the GIS User Community, City of Dallas, National Housing Preservation Database, Public Use Microdata Sample (PUMS)

ESTA A: Fair Park/Jefferies Meyers

As of 2022, ESTA A has over 3,800 owner-occupied homes, 78% of which were built before 1990. These nearly 3,000 owner-occupied homes are ideal candidates for housing repair and rehabilitation. Targeted home repairs, alongside greater access to homeownership opportunities, can help stabilize and increase ESTA’s current tenure mix.

Of ESTA A’s nearly 8,600 rental homes, 64% were built before 1990. The considerable share of aging stock, composed of single and multifamily rental homes, is likely to need attention in the near future to preserve a safe, good quality living condition.

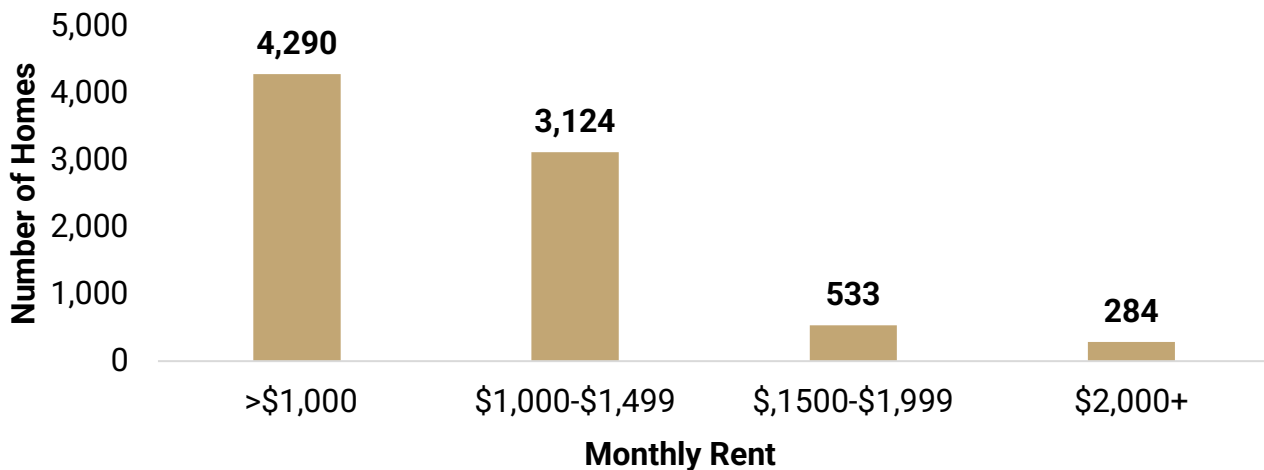
Homes Built Before and After 1990 by Tenure



Half of rental homes in ESTA A have rents below \$1,000. These 4,290 rental homes provide critically needed affordability in an area where the median household can only afford \$914 in monthly housing costs without becoming cost-burdened. Though many of these deeply affordable homes are deed-restricted, nearly 2,100 homes are naturally occurring affordable homes (NOAH). Keeping NOAH homes affordable and in good condition will be needed as greater investment comes to ESTA A.

Homes by Rent, ESTA A (2022)

Half of rental homes in ESTA A have rents less than \$1,000 per month.



Sources: Public Use Microdata Sample (PUMS), 2022, and American Communities Survey, 2022, 35 5-year estimates.

ESTA A: Fair Park/Jefferies Meyers

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
2, 3, 4	<p>1.1 Establish a designated member of the Community Development division to represent the ESTA and build relationships with community organizations to understand needs, facilitate collaborations, and ensure the efficacy of government action, while raising awareness of available resources amongst ESTA residents. This designated representative should help Housing to regularly engage the largest private landowners in the target area and key community and institutional stakeholders to identify top challenges, opportunities, and ways to collaborate to address community development needs.</p>	HCD Comm. Leaders	2024 (Done)	Staff time
1, 2, 5	<p>1.2 Set goal to produce 300 rental units and 3,100 homeowner units of the 71,000 units needed by 2033.**</p> <p>Focus investments for the production of housing on contextually appropriate housing typologies, including entry-level homeownership options and mixed-income development paired with anti-displacement measures.</p> <p>Relying on recent feasibility analysis assessing the financial gap of certain housing typologies, recent public engagement, and zoning and land use regulations, establish a list of housing typologies that warrant prioritization for public funding or financing support.</p>	HCD Developers	2024-2029 (In Progress)	Bond proceeds City Incentives
3	<p>1.3 Proactively contact and support the owners of the 543 units of federally subsidized housing with affordability requirements expiring between 2025 and 2033 to tap relevant resources to extend affordability and actively monitor affordable properties in the ESTA with City subsidy to ensure their long-term affordability.</p>	HCD Deed-Restricted Property Owners	2025-2029	Staff time Bond proceeds

* Housing Action Plan Priorities listed on p. 27

** Specific targets set by Housing and Community Development.

ESTA A: Fair Park/Jefferies Meyers

HOUSING PRIORITY	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
3	<p>1.4 Actively monitor NOAH properties in the ESTA for market pressures that may threaten affordability and need for rehabilitation. Leverage the Preservation Partner Network and multifamily strike fund to retain these affordable homes, as needed (see Pillar 3).</p>	HCD IHTF	2025-2029	Staff time
1, 2	<p>1.5 Evaluate City-owned parcels in the ESTA and identify a viable parcel to use for a demonstration project that can deliver entry-level homeownership opportunities.</p> <p>A demonstration project <u>could</u> involve packaging City-owned land, financial subsidy, process streamlining, and/or other incentives to advance a catalytic project that could bring housing and other neighborhood amenities to the ESTA.</p> <p>Resolve any zoning barriers and prep the site for disposition. Conduct engagement to inform an RFP before issuance.</p>	HCD PUD, PBW	2026	Staff time City incentives (ECO, HCD, PFC, HFC)
3, 4	<p>1.6 Continue to do targeted marketing of the City's home repair programs and down payment assistance programs to the potentially eligible residents in ESTA A to help support homeowners of the area's large supply of aging detached units. 78% of owner-occupied homes in ESTA A, an estimated 3,000 units, were built before 1990.</p>	HCD CDCs, tenant orgs	2025-2029	Staff time
4	<p>1.7 In coordination with local organizations, conduct proactive outreach to income-eligible renters to promote resources available through the City that can support housing and economic stability.</p>	HCD CDCs, tenant orgs	2025-2029	Staff time
1, 2, 5	<p>1.8 Work with the Department of Transportation and Public Works and with Dallas Water Utilities to identify infrastructure needed in ESTA A to support the production of affordable housing.</p>	TRN PBW HCD DWU	2025	Staff time

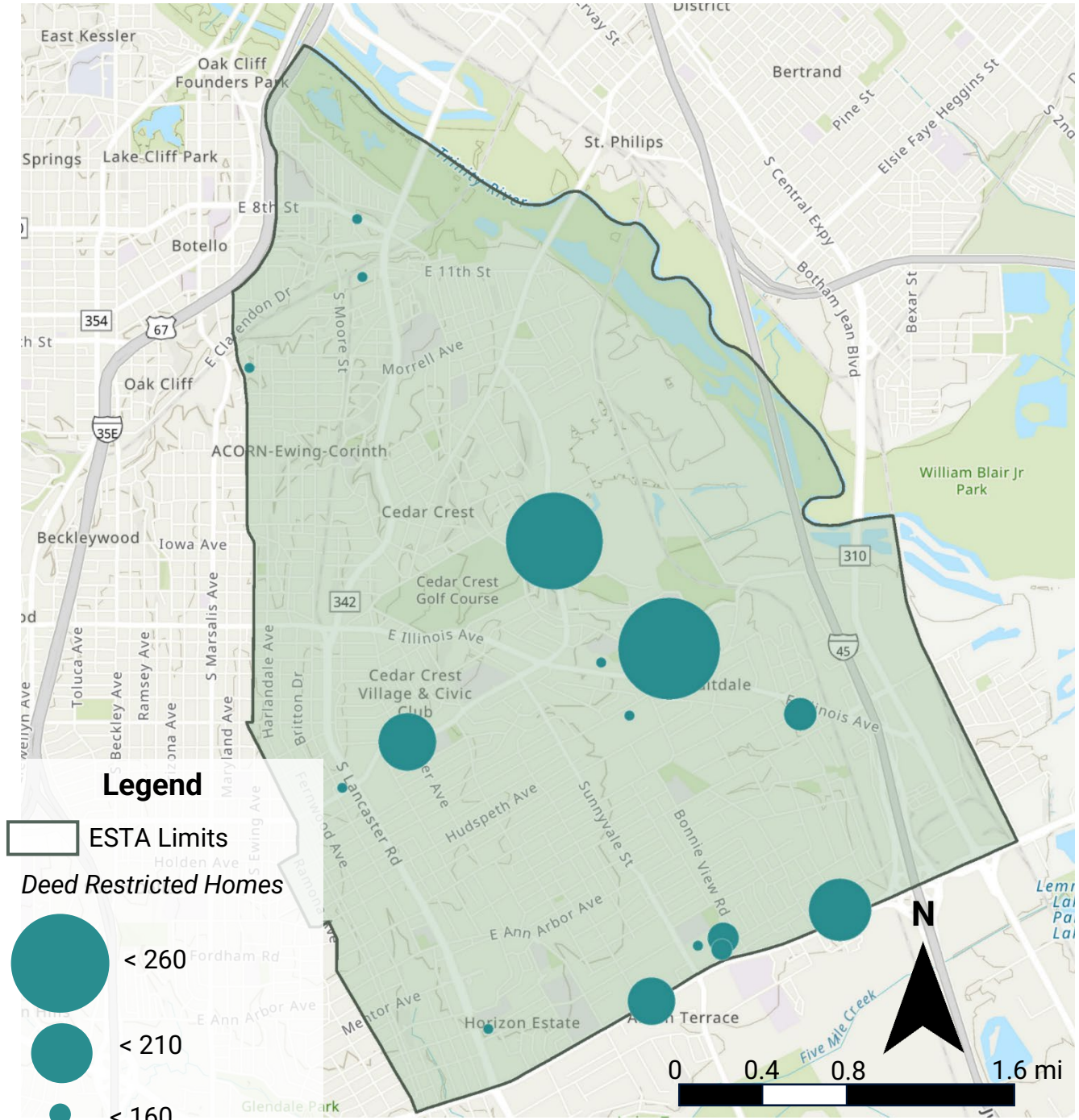
ESTA B: The Bottom/Cedar Crest

ESTA B Quick Facts	
Number of Residents	42,807 residents, 17,104 households
Median Household Income	\$33,054
Rented vs. Owned Homes	49% rented homes, 51% owned homes
Household Demographics	56% Black, 42% Hispanic
Residents' Employment Industries	Service Industry (43%), Construction (17%), Transportation (11%)

ESTA B is located in Southern Dallas within District 4. From west to east the area sits between Interstate 35 and Interstate 45. From the south the area sits between E. Ledbetter Dr. and runs north to border the Trinity River and Greenbelt Park. Major streets that run through ESTA B include E. Clarendon Dr., S. Landcaster Rd/S. Corinth St., E. Kiest Blvd., Cedar Crest Blvd., Bonnie View Rd., and East Illinois Ave. Established neighborhoods in the area include The Bottom District, Historic Tenth St. District, Brentwood, Cedar Crest, Cadillac Heights, Zoo Creek Park, Beckley Club Estates, Cedar Oaks, Marsalis Park, Glendale Heights, Kessler Heights, and Liberty Heights.

The median sales price for homes in ESTA B is \$233,596, compared to the citywide median sales price of \$395,788. 7% of homes in ESTA B are vacant, compared to the citywide vacancy rate of 2%. Dallas' Racial Equity Impact Assessment Tool measures identifiers such as Race/Ethnicity, Poverty, Homeownership, Social Vulnerability Index, and Age to document an Equity Impact Assessment (EIA) Score. On a scale of 1 to 5, with 1 being the least vulnerable and 5 being the most vulnerable, ESTA B has a score of 4.

ESTA B Deed-Restricted Homes



There are 2,228 deed-restricted homes in ESTA B, 707 of which have deed restrictions expiring between 2024 and 2033. At-risk properties range from having 80 units to 206. The property with the nearest expiration date is Royal Crest Apartments, with 168 units at risk of losing their affordability restrictions by the end of September 2025.

Sources: ESRI, TomTom, Gamin, FAO, NOAA, OpenStreetMap contributors, CNES/Airbus DS, Intermap, NASA/METI, NASA/NGS, the GIS User Community, City of Dallas, National Housing Preservation Database, Public Use Microdata Sample (PUMS)

ESTA B: The Bottom/Cedar Crest

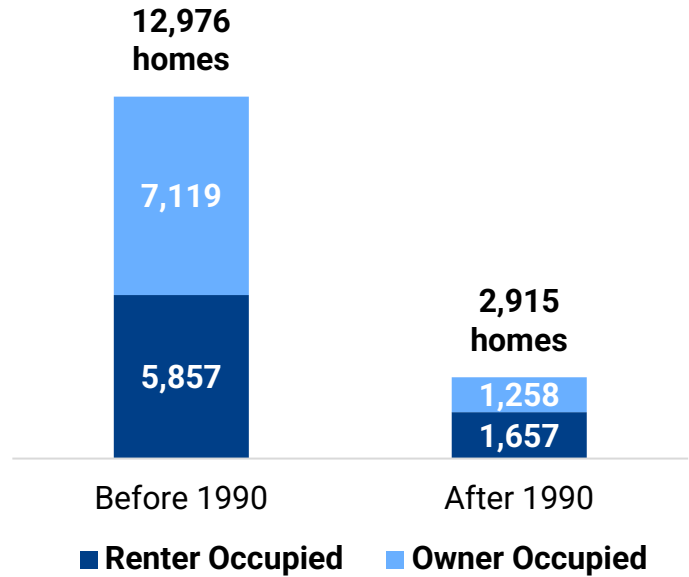
As of 2022, ESTA B has nearly 8,400 owner-occupied homes, 85% of which were built before 1990. This pool of over 7,100 homes are likely in need of varying degrees of repair to keep them in livable condition. With a higher homeownership rate than the city, targeted homeowner supports in ESTA B can be particularly helpful to prevent the displacement of existing residents and preserve the existing balance of homeowners to renters.

Of ESTA B's 7,500 rental homes, 78% were built before 1990. Nearly half of all area rental homes were built before 1960, indicating a significant share of homes likely need renovation and system repairs to maintain livability.

Nearly half of rental homes in ESTA B cost less than \$1,000. The nearly 3,700 homes are vital in an area where the median household can afford less than \$830 per month in housing costs. 40% of rental homes in ESTA B are estimated to be NOAH properties. Future housing investment in the area could push rents higher, risking the estimated loss of 1,460 unrestricted affordable homes.

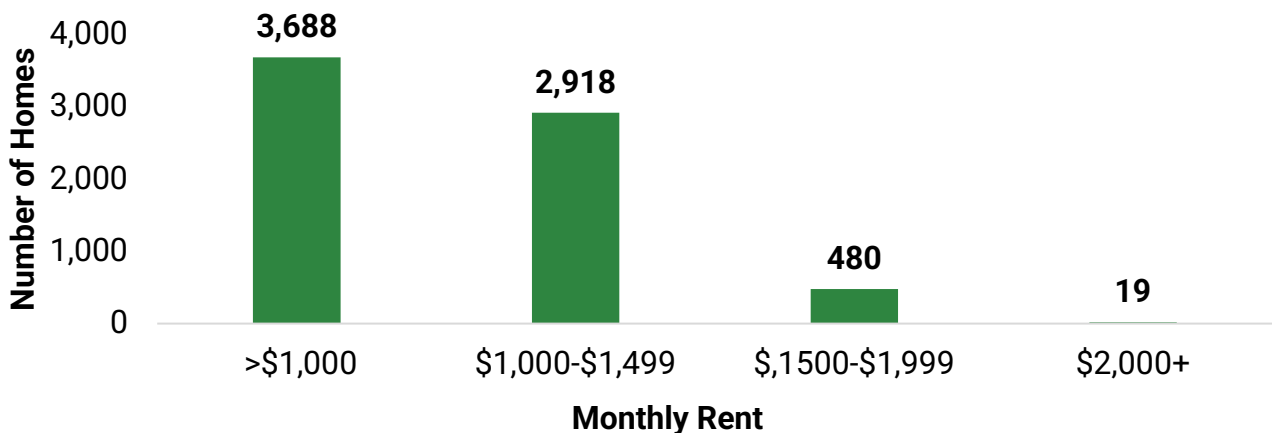
Homes Built Before and After 1990 by Tenure

Over 80% of homes in ESTA B were built before 1990.



Homes by Rent, ESTA B (2022)

Half of ESTA B's rental homes cost less than \$1,000 per month.



Source: Public Use Microdata Sample (PUMS), 2022, and American Communities Survey, 2022, 5-year estimates.

ESTA B: Fair Park/Jefferies Meyers

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
2, 3, 4	<p>1.9 Establish a designated member of the Community Development division to represent the ESTA and build relationships with community organizations to understand needs, facilitate collaborations, and ensure the efficacy of government action, while raising awareness of available resources amongst ESTA residents. This designated representative should help Housing to regularly engage the largest private landowners in the target area and key community and institutional stakeholders to identify top challenges, opportunities, and ways to collaborate to address community development needs.</p>	HCD Comm. Leaders	2024 (Done)	Staff time
1, 2, 5	<p>1.10 Set goal to produce 2,200 rental units and 1,400 homeowner units of the 71,000 units needed by 2033.** Focus investments for the production of housing on contextually appropriate housing typologies, including entry-level homeownership options and mixed income development, paired with anti-displacement measures. Relying on recent feasibility analysis assessing the financial gap of certain housing typologies, recent public engagement, and zoning and land use regulations, establish a list of housing typologies that warrant prioritization for public funding or financing support.</p>	HCD Developers	2024-2029 (In Progress)	Bond proceeds City Incentives
3	<p>1.11 Proactively contact and support the owners of the 707 units of federally subsidized housing with affordability requirements expiring between 2025 and 2033 to tap relevant resources to extend affordability and actively monitor affordable properties in the ESTA with City subsidy to ensure their long-term affordability.</p>	HCD Deed-Restricted Property Owners	2025-2029	Staff time Bond proceeds

* Housing Action Plan Priorities listed on p. 27

** Specific targets set by Housing and Community Development.

ESTA B: Fair Park/Jefferies Meyers

HOUSING PRIORITY	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
3	1.12 Continue to do targeted marketing of the City's home repair and down payment assistance programs to the potentially eligible residents in ESTA B to help preserve the area's large supply of aging detached units. Over 7,110 owner occupied homes are ESTA B are estimated to be built before 1990.	HCD IHTF	2025-2029	Staff time
1, 2	1.13 Evaluate City-owned parcels in the ESTA and identify a viable parcel to use for a demonstration project that can deliver entry-level homeownership opportunities. A demonstration project could involve packaging City-owned land, financial subsidy, process streamlining, and/or other incentives to advance a catalytic project that could bring housing and other neighborhood amenities to the ESTA. Resolve any zoning barriers and prep the site for disposition. Conduct engagement to inform an RFP before issuance.	HCD PUD, PBW	2026	Staff time City incentives (ECO, HCD, PFC, HFC)
4	1.14 In coordination with local organizations, conduct proactive outreach to income-eligible renters to promote resources available through the City that can support housing and economic stability.	HCD CDCs, tenant orgs	2025-2029	Staff time
1, 2, 5	1.15 Work with the Department of Transportation and Public Works and with Dallas Water Utilities to identify infrastructure needed in ESTA A to support the production of affordable housing.	TRN PBW HCD DWU	2025	Staff time

ESTA C: University Hills

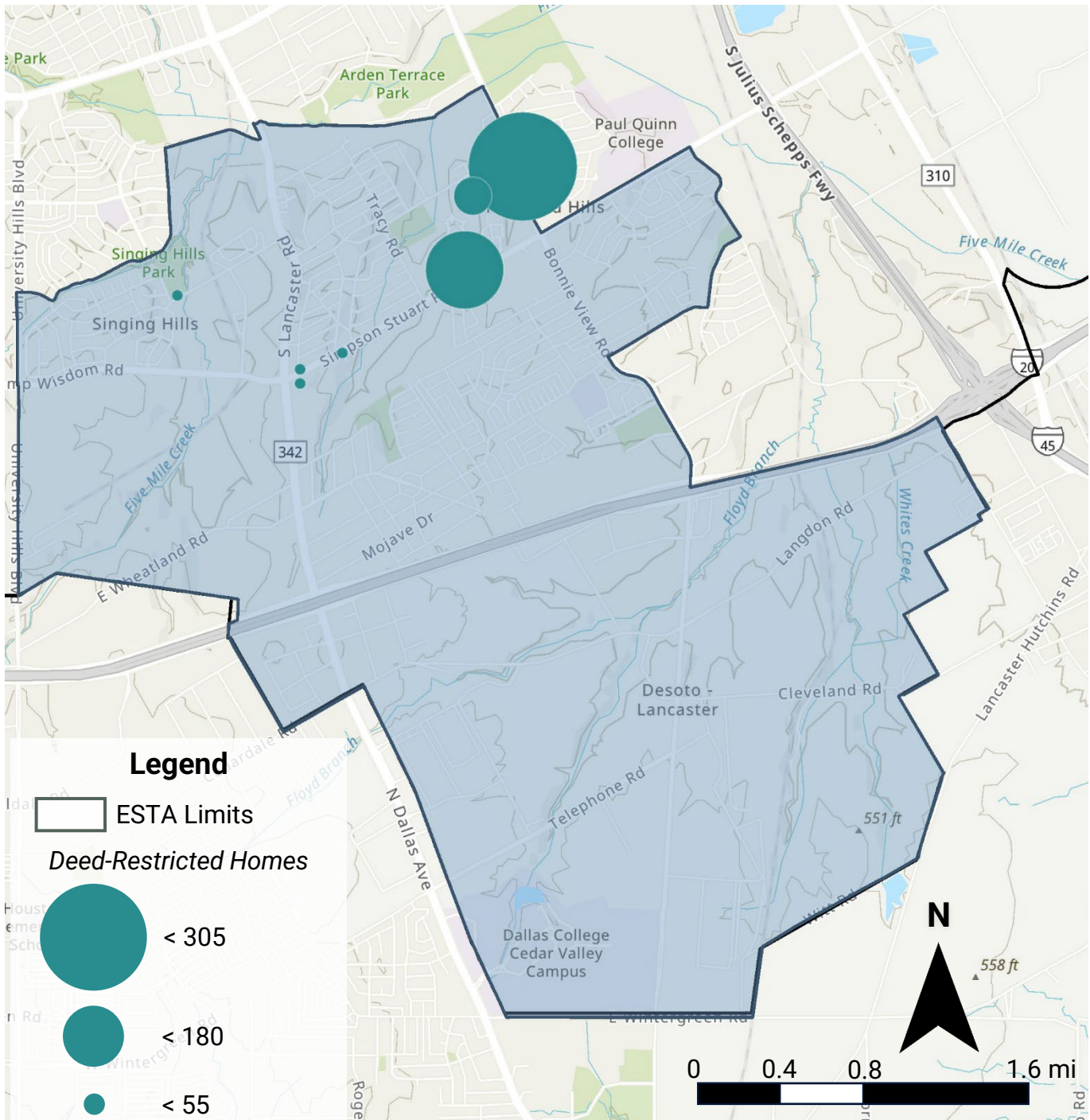
ESTA C Quick Facts	
Number of Residents	17,157 residents, 6,097 households
Median Household Income	\$40,079
Rented vs. Owned Homes	35% rented homes, 65% owned homes
Household Demographics	66% Black, 28% Hispanic
Residents' Employment Industries	Service Industry (52%), Construction (13%), Transportation (12%)

ESTA C is located in Southern Dallas within District 8 and a bit of District 3. The area sits between Interstate 45 to the east and University Hills Blvd. to the west. I-20 bisects ESTA C into a northern and southern portion. North of I-20, the general boundaries are University Hills Blvd. to the west, Five Mile Creek to the north, and Bonnie View Rd. including the College Park neighborhood to the east. Major north/south roads running through ESTA C include University Hills Blvd., Lancaster Rd., and Bonnie View Rd. Major east/west roads include Camp Wisdom Rd./Simpson Stuart Rd., and I-20. Established neighborhoods in ESTA C include Cigarette Hill, Five Mile, Singing Hills, College Park, Kessler Heights, Highland Hills, and Hidden Valley.

The median sales price for homes in ESTA C is \$216,657 compared to the Citywide sales price of \$395,788. The percentage of vacant homes in ESTA C is 2.4%, just above the citywide vacancy rate of 2%.

On the 1 to 5 scale of Dallas' Racial Equity Impact Assessment Tool, with 1 being the least vulnerable and 5 being the most vulnerable, ESTA C has a score of 4 on the northern portion above I-20 and ranks a score of 5 on the southern portion below I-20.

ESTA C Deed-Restricted Homes



There are 928 deed-restricted homes in ESTA C, 180 of which have deed restrictions expiring between before 2033. The 180 at-risk homes are located within one multifamily development, The Homes of Persimmons, with initial affordability restrictions expiring in January 2030. However, the property has additional subsidy which has extended its affordability through June 2051. The property with the second closest expiration date is Cliff View Village, with restrictions set to expire at the end of September 2037.

Sources: ESRI, TomTom, Gamin, FAO, NOAA, OpenStreetMap contributors, CNES/Airbus DS, Intermap, NASA/METI, NASA/NGS, the GIS User Community, City of Dallas, National Housing Preservation Database, Public Use Microdata Sample (PUMS)

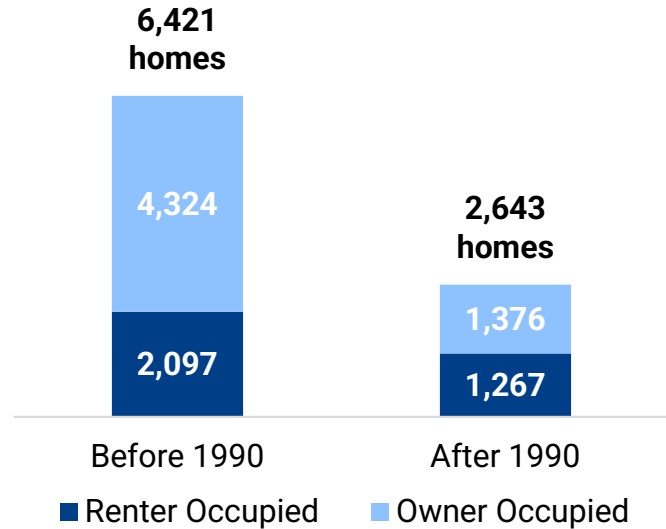
ESTA C: University Hills

As of 2022, ESTA C has an estimated 5,700 owner-occupied homes, 67% of which were built before 1990. Over 4,300 aging homes in the area could benefit from targeted home repair and maintenance support in the coming years.

ESTA C has over 3,330 rental homes, 33% of which were built before 1990. ESTA C has the smallest share of aging rental homes of any other target area. The larger presence of newer homes in area lessen the need to prioritize preservation efforts.

Homes By Year Built

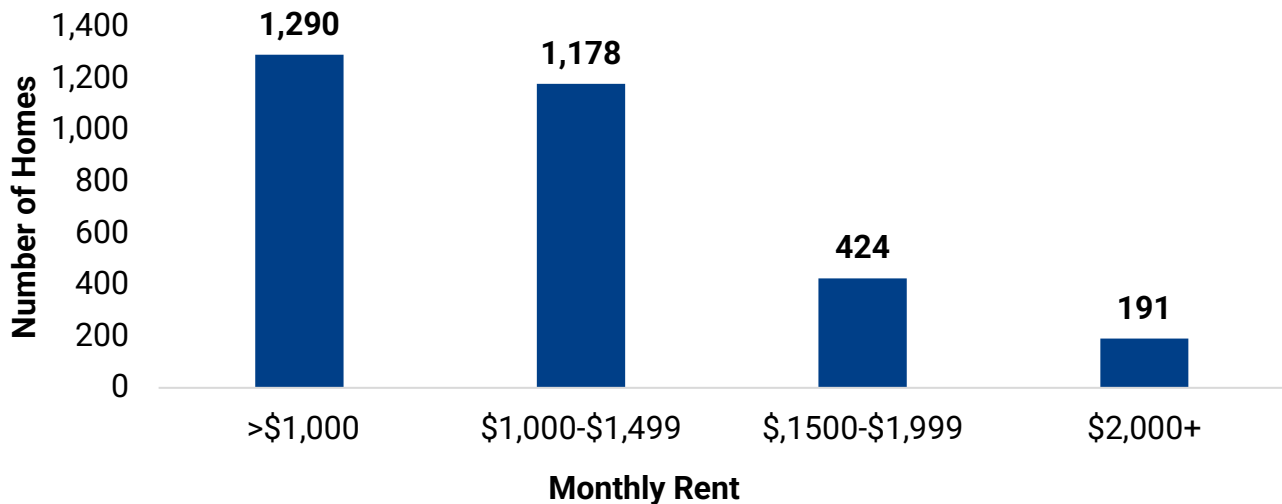
About 70% of homes in ESTA C were built before 1990.



Fewer than 40% of rental homes in ESTA C cost less than \$1,000 per month. Most of these homes are deed-restricted and safe from losing affordability over the next decade. A greater pool of unrestricted affordable rental homes in ESTA C can help ease potential cost burden for the median households who can afford roughly \$1,000 per month in housing costs.

Homes by Rent, ESTA C (2022)

Fewer than 40% of rental homes in ESTA C cost under \$1,000 per month.



Source: Public Use Microdata Sample (PUMS), 2022, and American Communities Survey, 2022, 5-year estimates.

ESTA C: University Hills

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
2, 3, 4	<p>1.16 Establish a designated member of the Community Development division to represent the ESTA and build relationships with community organizations to understand needs, facilitate collaborations, and ensure the efficacy of government action, while raising awareness of available resources amongst ESTA residents. This designated representative should help Housing to regularly engage the largest private landowners in the target area and key community and institutional stakeholders to identify top challenges, opportunities, and ways to collaborate to address community development needs.</p>	<p>HCD Comm. Leaders</p>	<p>2024 (Done)</p>	<p>Staff time</p>
1, 2, 5	<p>1.17 Set goal to produce 3,200 of rental units and 600 of homeowner units of the 71,000 units needed by 2033.**</p> <p>Focus investments for the production of housing on contextually appropriate housing typologies, including entry-level homeownership options and mixed-income development, paired with anti-displacement measures. Relying on recent feasibility analysis assessing the financial gap of certain housing typologies, recent public engagement, and zoning and land use regulations, establish a list of housing typologies that warrant prioritization for public funding or financing support.</p>	<p>HCD Developers</p>	<p>2024-2029 (In Progress)</p>	<p>Bond proceeds City Incentives</p>
1, 5	<p>1.18 Leverage the Mixed Income Housing Development Bonus program to gain more mixed-income development in ESTA C, as it is an area with lower displacement risk and a proximal employment hub that can support density.</p>	<p>HCD</p>	<p>2025-2029</p>	<p>MIHDB</p>

* Housing Action Plan Priorities listed on p. 27

** Specific targets set by Housing and Community Development.

ESTA C: University Hills

HOUSING PRIORITY	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
3	1.19 Continue to do targeted marketing of the City’s home repair and down payment assistance programs to the potentially eligible residents in ESTA C to help preserve the area’s large supply of aging detached units. Over 4,300 owner-occupied homes are in ESTA C and are estimated to be built before 1990, roughly 75% of all owner-occupied homes.	HCD IHTF	2025-2029	Staff time
2, 3, 4	1.20 Form relationships with local major employers to encourage/fund the production of housing that meets local workers’ needs.	HCD Local employers	2025	Staff time
1, 2, 5	1.21 Evaluate City-owned parcels in the ESTA and identify a viable parcel to use for a demonstration project that can deliver entry-level homeownership opportunities or mixed-income rental or ownership and needed amenities. A demonstration project would involve packaging City-owned land, financial subsidy, process streamlining, and/or other incentives to advance a catalytic project that could bring housing and other neighborhood amenities to the ESTA. Resolve any zoning barriers and prep the site for disposition. Conduct engagement to inform an RFP before issuance.	HCD PBW, PUD	2026	Staff time City incentives (Economic Development, Housing, PFC, HFC)
1, 2, 5	1.22 Work with the Department of Transportation and Public Works and with Dallas Water Utilities to identify infrastructure needed in ESTA A to support the production of affordable housing.	TRN PBW HCD DWU	2025	Staff time

Pillar 2: Citywide Production

Increase production to improve housing affordability for a broad mix of incomes in all areas of the City.

City housing programs enable the production of affordable and market-rate homes, providing a range of incentives to developers from tax credits and property tax exemptions to discounted land and gap financing. Through these programs, the City is not only increasing housing production but also developing strong relationships with a variety of nonprofit and for-profit organizations interested in helping the City achieve its housing goals. These relationships are critical to advance housing production and ensure enough homes, of various sizes and designs, are built to meet future demand.

DHP33 SMARTIE GOALS		Progress
P2.1	By December 31, 2024, create a database of developments to manage project timelines and expenditures.	75%
P2.2	By December 31, 2033, increase production of dedicated affordable rental housing units by 10% each year for households at 0% to 120% of Dallas Area Median Income.	Updated Annually
P2.3	By December 31, 2033, increase production of dedicated affordable ownership housing units by 5% each year for households at 0% to 120% of Dallas Area Median Income.	Updated Annually

There is a need for more housing in Dallas affordable to households earning below 50% of AMI. Additionally, to meet projected future demand, the Dallas housing market will need to continue its recent pace of production while increasing the share of produced homes that are for-sale. To make homeownership attainable to a broader swath of residents, the City will need to ensure that land use policies do not create barriers to the production of entry-level homes and continue providing down payment assistance.

Subsidy provides the necessary financing to close the gap between what a household can afford and how much it costs to develop and operate housing. Closing this gap is vital for both new housing development and the preservation of existing homes. Public subsidy can come in many forms, from programs that offer funding to affordable housing developers (e.g., the City’s NOFA) to discounted land (e.g., Land Bank Program) to tenant-side supports like rental assistance and home repair grants. Since public funding is limited, the City must be intentional in deploying funds for households with the greatest needs who are not served by the market. This includes renters earning below 50% AMI. Additional support for federal, state, philanthropic, and private capital can further enable the City to address its housing needs.



39,900
current shortage of rental
homes affordable to
households earning up to
50% AMI

The following actions will operationalize three key strategies needed to meet Dallas' production needs: prioritizing public resources to produce rental homes for households earning up to 50% AMI, supporting the overall market to encourage the production of diverse housing typologies for sale and for rent, and addressing organizational inefficiencies to maximize current capacity.



Strategy 1: Prioritize public resources to produce rental homes for households earning up to 50% AMI.

Dallas has an existing rental shortage of 39,900 homes affordable to households earning up to 50% AMI. Existing public resources should be leveraged to address this gap.

The City can also incentivize affordable housing development on publicly owned land. By establishing a strong land disposition strategy and identifying City-owned parcels well suited for housing development, **the City can utilize its existing portfolio to make affordable housing more feasible.** A disposition strategy can establish clear guiding principles and policies for the utilization of surplus assets

Moreover, Dallas can use its existing economic development incentives to support mixed-use, affordable housing development that maximizes public dollars for the public good. For instance, residential projects receiving Tax Increment Financing (TIF) dollars from the City are required to provide affordable housing to households earning up to 80% AMI.



Strategy 2: Leverage land use regulatory tools to increase housing supply, diversify affordable housing options, and create more affordable for-sale options.

Land use regulations have a significant impact on the types of housing options that are available to Dallas residents. Zoning restrictions that only allow single-family homes tend to result in higher costs required to build each home. Land use changes that legalize duplexes, triplexes, quadplexes, accessory dwelling units (ADUs), and other housing types can support the creation of more affordable homes by reducing the time required for development and allowing the cost of development to be spread across more homes.

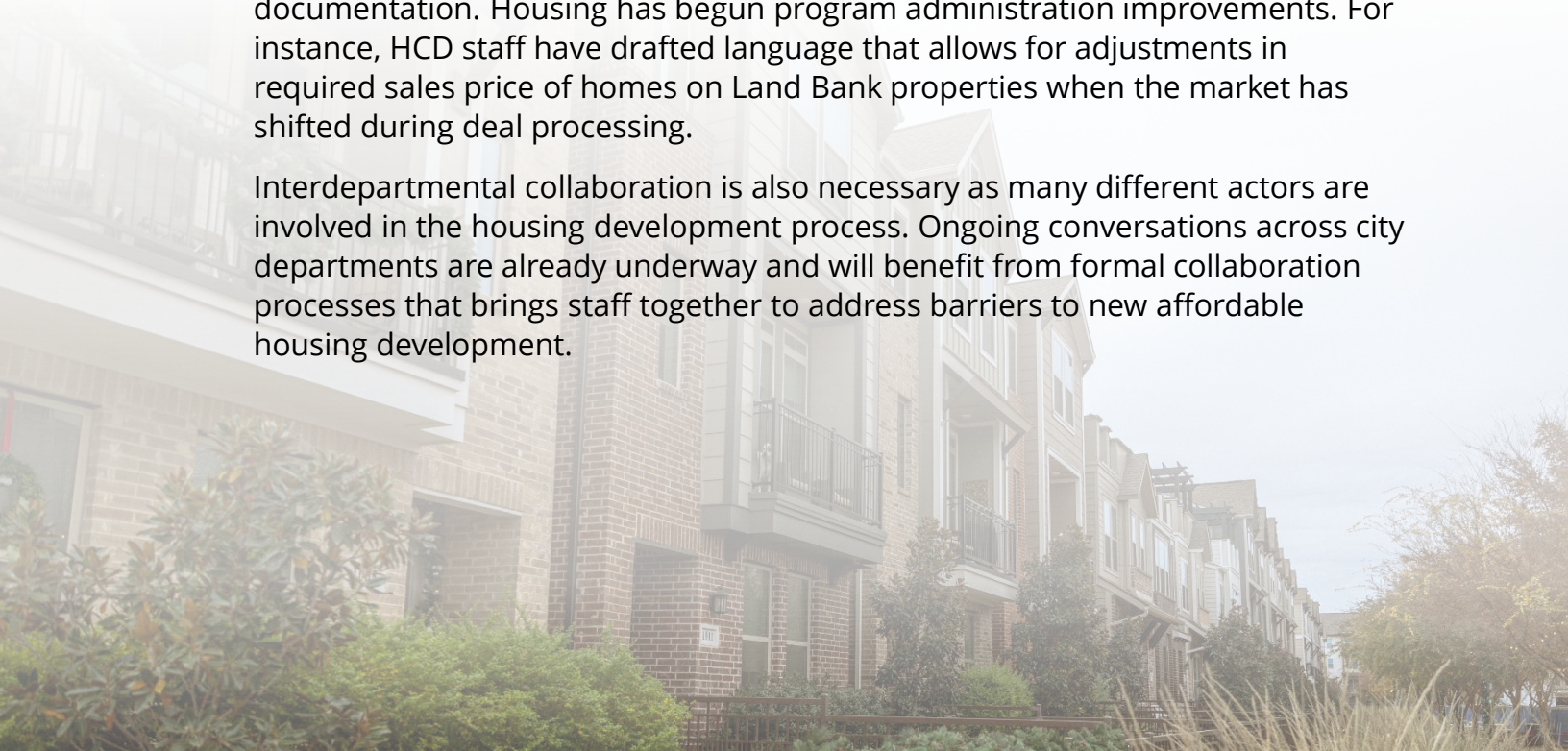
ForwardDallas 2.0, the City's comprehensive land use plan, was adopted in September 2024, with a focus on using land use to promote housing diversity, choice, and accessibility. Several first steps of implementing ForwardDallas 2.0 that are aimed at preserving community health and character include City-initiated reviews of zoning in environmental justice areas and code amendments to include residential design standards in certain districts, including updates to the design standards for duplexes and townhomes.



Strategy 3: Explore operational improvements to maximize existing City capacity and foster a market that can sustain current production rates to meet future housing demand.

Operational inefficiencies can interfere with development by creating unnecessary confusion, delays, and frustration. The City can reduce administrative bottlenecks and accelerate production by expanding legal capacity, templating contracts, streamlining processes, and simplifying documentation. Housing has begun program administration improvements. For instance, HCD staff have drafted language that allows for adjustments in required sales price of homes on Land Bank properties when the market has shifted during deal processing.

Interdepartmental collaboration is also necessary as many different actors are involved in the housing development process. Ongoing conversations across city departments are already underway and will benefit from formal collaboration processes that brings staff together to address barriers to new affordable housing development.



Citywide Production

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
1, 2, 3, 5	2.1 Create a database of City-funded or subsidized developments to manage project timelines and expenditures.	HCD DHFC, DPFC	In Progress /2025	Staff time Consultants
1	2.2 Focus gap financing to prioritize projects that include a sizeable share of homes (e.g. a quarter or more) affordable to households earning below 50% AMI. These could include mixed-income or fully affordable developments. Utilize PFC reserves, HFC reserves, in-lieu fees for this purpose.	HCD DHFC, DPFC	2025-2029	PFC reserves, HFC reserves, in-lieu fees
1	2.3 Continue Dallas Housing Opportunity Fund and explore with partners prioritizing 50% AMI and under.	ECO LISC, local banks	2025-2029	Philanthropic resources, partner staff time
1, 2, 5	2.4 Establish a strategy and policy to leverage City-owned land including disposition and ground leases; create a database to track available parcels and assess current portfolio to identify properties with the most potential for housing. Develop formal interdepartmental collaboration process to prioritize development on city-owned sites, including who approves prioritization, and immediate actions taken by various departments once a priority is established.	HCD PUD DHADC FRM	2026	Staff time Database tools/subscriptions
1, 2, 5	2.5 Incentivize affordable housing development on publicly owned land and increase feasibility with entitlements, financial incentives, and expediting elements of the predevelopment process where possible.	HCD PUD TRN DISD PBW	2026-2029	Staff time, Legal contractual services

* Housing Action Plan Priorities listed on p. 27

Citywide Production

HOUSING PRIORITY	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
1, 2, 5	2.6 Continue to require affordable housing as a condition for utilizing economic development incentives that can support mixed use development.	ECO HCD	2025-2029	Staff time
1, 2, 5	2.7 Streamline approval processes by standardizing applications for Housing and Community Development's Notice of Funding Availability, PFC, HFC and Economic Development incentives, and standardizing contracts and other important documents.	HCD DHFC, DPFC, ECO	In Progress/2025	Staff Time
1, 2, 3, 5	2.8 Continue reducing bottlenecks in funding applications and approvals by expanding legal capacity through hiring or contracting additional housing attorneys.	HCD	2026	Additional FTEs or contractual legal services
1, 2, 5	2.9 Continue to minimize the need for deals to return to the City Attorneys' office by creating procedures that allow for modest modification of business terms of legal documents within ranges established by policy guidelines due to market shifts and inflation.	HCD	In Progress/2026	Staff time
1, 2, 3, 4, 5	2.10 Assess resources required to address affordable housing needs in advance of next bond vote.	HCD City Council	2028	Staff time External partners
5	2.11 Update the zoning code to allow more mixed-use development along aging commercial corridors, adding residential use options to currently single-use zoning districts as appropriate.	PUD	2025	Staff Time

Citywide Production

HOUSING PRIORITY	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
1, 2, 5	2.12 Develop a transit-oriented development (TOD) zoning district or overlay to facilitate more mixed-use development within a certain distance of transit stations.	PUD	2025	Staff time
1, 2, 5	2.13 Increase access to homeownership and long-term affordability by supporting the establishment of a community land trust.	External Partners HCD	In Progress/2025	Staff collaboration
1, 2, 5	2.14 Explore opportunities to support the creation of new, cost-efficient housing options such as manufactured and pre-fabricated homes by assessing regulatory environment and identifying opportunities to raise awareness among community stakeholders.	HCD	2027	Staff time, City-owned land for potential demonstration project
1, 2, 5	2.15 Set goal to develop 10,500 rental units and 10,200 homeowner units of the 71,000 total units needed by 2033.*	HCD	2025	

* Specific targets set by Housing and Community Development.

Pillar 3: Citywide Preservation

Increase preservation to improve housing affordability for a broad mix of incomes in all areas of the city.

Preservation is an important means of maintaining affordable housing supply as new developments are delivered. Preservation helps to prevent displacement of existing residents, can be less expensive than new development, and can lessen property abandonment and eventual neighborhood decline. The City leverages its targeted repair programs to enable the preservation of many owner-occupied homes in need of repair. Continued promotion of these programs to eligible applicants can enable Dallas to make progress on its preservation goals. Moreover, collaboration with the property owners of deed-restricted and naturally occurring affordable housing will be critical to ensure existing housing stock continues to be affordable for years to come.

DHP33 SMARTIE GOALS		Progress
3.1	By December 31, 2024, create a database of affordable housing to target for preservation	0%
3.2	By December 31, 2033, increase preservation of multi-family rental units by 10% each year for households at 0% to 120% of Dallas Area Median Income.	Updated Annually
3.3	By December 31, 2033, increase preservation of single-family owner-occupied units by 5% each year for households at 0% to 120% of Dallas Area Median Income.	Updated Annually


Both subsidized and naturally occurring affordable homes are at risk. Dallas has over 7,700 deed-restricted homes at risk of losing affordability restrictions by 2033. Many of these homes are concentrated in Southern Dallas in communities with higher concentrations of poverty. There is a need to both preserve existing deed-restricted homes and ensure future homes do not exacerbate existing patterns of racial and economic segregation. Naturally Occurring Affordable Housing (NOAH) is also at risk. Since 2017, Dallas lost roughly 100,000 units with rents below \$1,000. If housing supply growth does not keep pace with population growth, rents for naturally occurring affordable housing – which makes up 111,580 homes in Dallas as of 2022 – will continue to face upward pressure.

The city’s abundance of aging owner-occupied homes also presents risks to housing stability and affordability. There are 170,000 owner-occupied homes in Dallas that were built before 1990, representing 29% of the city’s total housing stock. Aging homes often require more expensive repairs than newer homes, which can present cost burdens for homeowners earning low or fixed incomes. Additionally, if these homes do not receive necessary repairs, they become more likely to ultimately be demolished and replaced with higher-cost new housing.



7,700

deed-restricted homes at risk of losing affordability restrictions by 2033



Strategy 1: Establish the infrastructure, entities, and funding necessary to preserve properties at-risk of losing their affordability.

To preserve the affordability of the 7,700 deed-restricted units at risk, the City will need to establish a system and a network of partners to identify at-risk properties, conduct outreach to owners, connect existing owners to resources and subsidy to preserve affordability, and/or help new owners committed to affordability to acquire properties. This Affordable Housing Preservation Network is also recommended in the Anti-Displacement Toolkit.



Strategy 2: Continue to improve upon the accessibility of programs that preserve owner-occupied households.

The City will need to conduct targeted outreach to increase resident utilization of home repair resources, especially for owners of older homes or owners in neighborhoods with increase market pressure.



Strategy 3: Explore opportunities to limit investor activity that drives up the cost of housing.

Finally, the City can preserve naturally occurring affordable homes by limiting investor activity. A National Association of Realtor study found that 28% of residential purchases in Texas in 2021 were by investors, and investor activity was higher in places that had high household growth (e.g., Denton County), higher percentages of Black residents, high levels of renter-ship (e.g., Dallas), and rising home prices. Institutional buyers often purchase existing properties to convert into rentals, taking away from available inventory of for-sale homes. Investors also tend to charge higher rents, increasing the potential cost burden. In addition to partnering with regional and state partners to explore potential legislation to limit investor activity, Housing will utilize right-of-first refusal policies and partnerships with organizations such as community land trusts wherever possible.

Sources: Builders of Hope Community Development Corporation, "A Right to Stay: Dallas Neighborhood Anti-Displacement Toolkit," November 2024, 66. Keyoung Lee & David Wylie, "Institutional Investors, Rents, and Neighborhood Change in the Single Family Residential Market," July 2024.

Citywide Preservation

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
3	3.1 Ensure existing contracts maximize affordability and efficiency e.g. structured as soft debt, implement right of first refusal for City purchase if property is sold.	HCD CAO	2025	Staff time, including legal
3	3.2 Ensure that efforts to establish databases and dashboards include a coordinated system for tracking and managing deed-restricted/covenanted affordable units that have any level of support (financial or otherwise) from the City or housing authorities. Consider sharing this preservation database online.	HCD	In-Progress/2025	Staff time Consultant
3	3.3 Citywide, 7,700 subsidized homes at risk of losing affordability by 2033. Implement a risk-based prioritization strategy for regulated affordable housing. Analyze citywide stock of deed-restricted affordable properties along the following criteria: <ul style="list-style-type: none"> • <i>Surrounding Market Demand</i>: Properties located in higher-demand neighborhoods are more likely to be converted to market-rate apartments following deed expiration. • <i>Physical Condition</i>: Properties that are coming on year 15 or present indications of life/safety risks. • <i>Access to Amenities</i>: Given two affordable housing properties of identical build, unit size, and market demand, the property with better access to amenities should be prioritized if there are insufficient funds to preserve both. 	HCD Preservation partners	2025-2026	Staff time Preservation partners
3	3.4 Establish a preservation partner pool through an RFP/RFQ, consisting of a pre-approved bench of affordable housing property managers, owners, or developers who are interested in purchasing qualifying affordable properties that go up for sale. Once established, a process would need to be formalized to determine how/when properties are eligible for purchase by this pool.	HCD	2027	Staff time

* Housing Action Plan Priorities listed on p. 27

Citywide Preservation

HOUSING PRIORITY	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
3	3.5 Establish an Affordable Housing Preservation Network to identify preservation targets and action plans for priority properties.	HCD Affordable Housing Preservation Network	2026	Staff Time Preservation Partners
3	3.6 Explore capitalizing a multifamily strike fund that would provide flexible, efficient financing for partners in the preservation pool looking to acquire at-risk properties. The fund would consist of City, philanthropic, and private investments.	HCD Philanthropic Partners	2027-2029	Bond allocations Philanthropic support
3	3.7 Implement operational and program design improvements to Major-Systems Repair Program to increase capacity to serve more households (e.g. focusing on only 4-5 major systems, batching properties to ensure sufficient contractor interest).	HCD	In Progress/ 2025	Staff time
3	3.8 Establish and publicize the emergency home repair program.	HCD Communications	In Progress/ 2025	Staff time
3	3.9 Explore implementing right of first refusal requirements in subsidy contracts and opportunity to purchase policies housing market to help preserve affordable homeownership opportunities.	HCD	2026	Staff time Potential consultant
3	3.10 Develop a prioritization strategy for outreach to eligible homeowners of older properties to connect them with home repair resources. Citywide, there are 170,000 owner-occupied homes that were built before 1990.	HCD	2025-2029	Staff time Preservation partners
3	3.11 Set goal to preserve 6,450 rental units and 1,180 homeowner units.*	HCD	2025	Staff time

* Specific targets set by Housing and Community Development.

Pillar 4: Infrastructure


Prioritize infrastructure investments in equity strategy target areas.

Infrastructure is essential to the production and preservation of affordable housing. Through the interdepartmental working group, Housing will identify the sequence of infrastructure investments necessary to enable the production of quality housing in Equity Strategy Target Areas, define the budget needed for those investments, and track annual progress.

DHP33 SMARTIE GOALS		Progress
4.1	By December 31, 2024, identify infrastructure priorities that support the development or preservation of affordable housing for needs such as but not limited to: internet access, transportation enhancements, floodplain mitigation, and stormwater drainage systems.	25%
4.2	By December 31, 2025, assess the value of infrastructure needs in target areas and establish a 10-year budget to address those needs.	0%
4.3	By December 31, 2033, reduce identified infrastructure deficits from the baseline by 5% each year that supports the development and preservation of affordable housing.	Updated Annually

One of the “Big Audacious Goals” of the City’s Racial Equity Plan is to “Close infrastructure gaps where intentional historical disinvestment previously occurred.” Through community engagement conducted for that plan, the most common infrastructure complaints were sidewalks, road, broadband, water, and parks infrastructure, with a focus on the need in Southern Dallas where the Equity Strategy Target Areas are located. Addressing infrastructure needs is not only essential to building cost-effective quality housing and vibrant communities, but also to restoring justice for historically disinvested neighborhoods in the City.

The action plan establishes the following strategy to deliver on the City’s efforts to achieve equity in infrastructure:

 **Strategy 1: Establish formal collaboration structures and tracking between to maximize the impact of infrastructure investments in the ESTAs.** Key partners include the Department of Public Works, the Department of Transportation, Dallas Water Utilities, and other key infrastructure entities.

Source: City of Dallas Racial Equity Plan, 2022, 40.

Infrastructure

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
1, 2, 5	4.1 Formalize interdepartmental collaboration through written agreements and related documentation to address infrastructure and procedural barriers to new affordable housing development, including identifying staff for working sessions and quarterly updates.	HCD CAO	In-Progress/2025	Staff time, including legal
1, 2, 5	4.2 Establish a baseline metric that captures infrastructure deficits. Collect data on infrastructure investments and obtain data on known state of utilities (water, sewer, etc.) and the impact of investments.	PBW HCD	In-Progress/2025	Staff time
1, 2, 5	4.3 Align Housing's demonstration projects in Equity Strategy Target Areas with bond project timelines.	HCD PBW, TRN	2025-2029	Staff time Preservation partners

* Housing Action Plan Priorities listed on p. 27

Pillar 5: Collaboration and Coordination

Align strategies and resources to maximize the impact of partnerships with internal and external stakeholders.

Affordable housing production and preservation require internal collaboration between City departments and external collaboration with the Dallas’ many private and non-profit housing-related organizations. DHP33 set goals around identifying and establishing agreements with key partners.

DHP33 SMARTIE GOALS		Progress
5.1	By December 31, 2023, identify internal and external agreements to develop and execute that support DHP33 goals.	100%
5.2	By March 31, 2024, execute top ten agreements identified and initiate implementation plan to support DHP33 goals	90%
5.3	By March 31, 2025, execute the remaining priority agreements identified to advance the development and preservation of affordable housing	0%

The action plan establishes the following strategy to better utilize partnerships:



Strategy 1: Utilize additional partnerships to diversify funding sources for housing and eliminate barriers to housing access and affordability.

Housing will work with other City departments to research funding sources for uses such as renewable energy and transit-oriented development to support affordable housing. Additionally, Housing will establish external partnerships with philanthropic and not-for-profit organizations that can eliminate barriers to housing access and affordability through mechanisms such as community land trusts and direct rental assistance.



Partners inside and outside of City Hall are essential to meeting Dallas’ housing needs.

Collaboration and Coordination

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
1, 2, 3, 4, 5	5.1 Research Federal and State grants to support production, preservation, and green technology.	HCD	2025	Staff time
1, 2, 3, 4, 5	5.2 Explore opportunities to better engage corporate and philanthropic partners to advance Dallas' housing objectives through co-investments in production/preservation, employer-driven housing assistance programs for employees, initiatives to support homeownership and/or housing stability for renters.	HCD Philanthropic and corporate partners	2025-2029	Staff time; Philanthropic support
4	5.3 Explore a partnership with the public housing authorities and a local foundation to pilot a direct rental assistance program that would serve as a one-year bridge for housing choice vouchers recipients during the moving and lease up process.	HCD Local foundations	2027	Staff time Philanthropic support
1, 2, 5	5.4 As part of the City's current efforts to realign its real estate and property management strategies, work with other City departments and agencies to create a process for identifying surplus properties that are well-positioned to support affordable housing. Properties identified for surplus could be leveraged through disposition or ground lease for new housing and community amenities.	HCD FRM	2026	Staff time

* Housing Action Plan Priorities listed on p. 27

Pillar 6: Engagement

Cultivate diverse and multi-lingual avenues of communication with residents across all neighborhoods to guide the City’s housing investment decisions.

Housing strives to make data and community-driven decisions about housing investments. This requires ongoing engagement with the communities that Housing serves and developing multiple methods of reaching those communities. Since adopting DHP33, Housing has re-structured the department to create a front-facing customer service team to better engage and serve residents. The Department also assembled the Inclusive Housing Task Force (IHTF), which acts an advisory body that helps inform staff of community concerns and support for affordable housing projects and provides input on Housing’s policies and programs.

Additionally, the 2024 incorporation of the Community Development Unit into Housing to create the Department of Housing and Community Development has added significant capacity to proactively engage residents about housing challenges and opportunities, particularly in the Equity Strategy Target Areas.

DHP33 SMARTIE GOALS		Progress
6.1	By December 31, 2023, provide staffing resources to carry out the sustainable community engagement structure.	100%
6.2	By December 31, 2024, build a network of community stakeholders that represents the demographics of Dallas communities.	25%
6.3	By December 31, 2033, use engagement as the mechanism to drive program design, resource allocations, and communications with stakeholders.	0%

The action plan establishes the following strategy to continue to center engagement in Housing and Community Development’s functions:



Strategy 1: Continue to institutionalize the value of community engagement in the department by investing in sustainable long-term engagement structures and datasets.

Engagement

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
2, 4	6.1 Continue partnering with organizations that provide support with estate planning, intergenerational property transfers, tangled title, and eviction prevention. If ongoing partnerships for providing services are not possible, publish and share resources with program applicants.	Legal Service Providers HCD, OEI	2025-2029	Partnerships
2, 3, 4	6.2 Complete internal and external-facing annual outreach and engagement calendars. Internally, include annual engagement goals, such as reaching specific key populations or gathering specific data to inform decision-making.	HCD Communications	In Progress/2025-2029	Staff time
2, 3, 4	6.3 Launch a housing preference survey that identifies residents' housing preferences both Citywide and by City Council district.	HCD	2025	Staff time Consultants
4	6.4 Implement data driven program outreach efforts to renters and homeowners facing greatest cost burdens and housing challenges to ensure they are aware of resources they qualify for (programs, funding, and legal protections). Consider partnering with community organizations and nonprofit entities working on displacement issues to target areas at high risk of displacement.	OEI HCD Community and Nonprofit Orgs	2025-2029	Staff time Partners
2,4	6.5 Host educational workshops for new realtors to help expand target the Dallas Homebuyer Assistance Program.	HCD	2027	Staff time

* Housing Action Plan Priorities listed on p. 27

Pillar 7: Education

Develop a city-wide, collaborative campaign to increase YIMBYism (Yes in My Back Yard) for housing affordability and the people who need it.

Education is key to developing and maintaining public support for the housing policies and programs Dallas needs to provide accessible, affordable, and stable housing to all its residents. Recent efforts by local organizations have made information about housing more accessible to Dallas communities and have provided opportunities for more people to get involved in advocacy and education around housing. Continuing to make space for public discussion and solution ideation about housing issues, regardless of popular terminology, is important to build a well-rounded understanding about the challenges ahead and resources needed to bring the benefits of secure, affordable housing to all Dallasites.

DHP33 SMARTIE GOALS		Progress
7.1	By December 31, 2023, establish a live dashboard with publicly accessible data of government-subsidized and naturally occurring affordable housing units in Dallas.	25%
7.2	By December 31, 2024, invest in a storyboard of historical events and activities that influenced affordable housing in Dallas.	0%
7.3	By December 31, 2033, use network of community stakeholders representing the demographics of Dallas communities to develop and deploy educational resources on the value of affordable housing and the people who need it by December 31, 2033, use engagement as the mechanism to drive program design, resource allocations, and communications with stakeholders.	25%

A key element of education is transparency – making it easy for any resident to learn about Housing’s progress in implementing DHP33, the affordable units the City is producing, and other affordable units throughout the City. To this end, the City has made progress working with the Data and Business Analytics Department to develop a publicly accessible dashboard of affordable housing units. Additionally, Housing can work with partners to do more effective storytelling about the history of affordable housing and its role in healthy communities, and provide educational services to homeowners that will help them keep and maintain their homes.



Strategy 1: Utilize partners with unique expertise in education and storytelling to build capacity and support for homeowners, renters, and affordable housing policies.

Education

HOUSING PRIORITY*	ACTION	LEAD + PARTNERS	YEAR	RESOURCES REQUIRED
2, 4	7.1 Partner with a trusted community organization or CDC to host workshops and provide other resources on sustainable homeownership.	CDCs HCD	2025-2029	Staff time, partner staff time, philanthropic funding
5	7.2 Continue developing the live dashboard, integrating new data sources such as ESTA-level bond investments, number of projects under construction, and unit deliveries to effectively track housing units produced by key external partners.	HCD	2025 launch -2029	Staff time
4	7.3 Identify partners in housing advocacy, local history, and historic preservation to work on the accessible storyboard.	HCD OEI PUD	2026	Staff time Partner staff time
2	7.4 Gather and publish data on the median cost of purchasing homes over time (adjusted for inflation), to demonstrate how the cost of homeownership has changed.	HCD	2025	Staff time

* Housing Action Plan Priorities listed on p. 27

Implementation

Implementation

Initial implementation efforts of this Plan span the next five years. While this is a relatively short time frame, the quickly changing housing market and community demographics warrant regular review of the recommended actions. Additionally, as communities across the country grapple with housing challenges, new strategies and innovative solutions will regularly arise. To remain up-to-date, this Plan should be reviewed annually and course-corrected as needed.

Key Performance Indicators

Key Performance Indicators (KPIs) help measure progress towards achieving housing production and preservation goals. The metrics recommended below intend to support transparency and effective tracking of the actions featured in this Plan. They are meant to complement metrics currently outlined in previous plans including DHP33, the Racial Equity Plan (2021), and the Strategy for Historic and Cultural Preservation (2024). The KPIs are not an exhaustive list and should be adapted to align with future housing strategies.

Progress towards SMARTIE Goals will continue to be reported quarterly to the Housing and Homelessness Solutions Committee, as well as information on households served and funding distributed. The housing dashboard will be regularly updated with housing program data and housing project updates.

Upward trajectory in each KPI indicates improved program execution and greater affordable housing activity. KPIs are broken down by the first 3 DHP2033 Pillars though should be reviewed collectively when assessing overall City progress towards housing goals.

Equity Strategy Target Area (ESTA) KPIs	
Affordable Home Pipeline	<i>Number of new income-restricted for-sale and rental homes under constructed or approved annually, aligned to ESTA targets</i>
Affordable Home Deliveries	<i>Number of new income-restricted for-sale and rental homes delivered for households up to 120% AMI annually, citywide and by ESTA</i>
Housing Preservation	<i>Number of deed-restricted and NOAH property owners contacted to encourage extended home affordability</i>
Owner-occupied preservation	<i>Number of owner-occupied homes repaired (major systems, minor rehabilitation, and emergency) annually by ESTA</i>
Homeownership Gains	<i>Change in homeownership rate for households earning up to 120% AMI in each ESTA</i>
Infrastructure Improvements	<i>Number of roads, fire hydrants, sidewalks, and sewage systems created or repaired annually in each ESTA</i>
Adaptive Reuse and Revitalization	<i>Number of vacant and/or plighted homes rehabilitated annually; rate of occupancy for recently rehabilitated rental and for-sale homes</i>
Community Investment	<i>Total public, private, and philanthropic dollars expended to community-based organizations and local, minority-owned businesses in each ESTA</i>

Key Performance Indicators

Housing Production KPIs	
Affordable Production	Number of new income-restricted for-sale and rental homes for households earning up to 50% AMI and up to 120% AMI annually, citywide and by ESTA; share of City-supported homes that are affordable for households earning up to 50% AMI (annual)
Homeownership Gains	Change in homeownership rate for households earning up to 120% AMI; changes in annual amount of downpayment assistance provided to DHAP eligible households
Intergovernmental Relations	Increased frequency of housing-related interactions across City departments (e.g., number of convenings; demonstration project launches)
Developer Partnerships	Number of developers, non-profit and for-profit, whom the City regulates communicates and works with
City Land Activation	Number of City-owned parcels and acreage utilized for affordable rental and for-sale housing production
Capital Leveraged	Total public, private, and philanthropic dollars expended for affordable housing production
Geographic Equity	Number of deed-restricted affordable homes built in districts with below average share of deed-restricted homes
Program Participation	Number of developers participating in City housing programs; ratio of dollars expended to homes built (for-sale and rental) for each City housing production program

Housing Preservation KPIs	
Homes Preserved	Number of deed-restricted homes extending affordability; number of multifamily homes rehabilitated with City support
Home Repaired	Number of owner-occupied homes for households earning to 120% AMI preserved through City repair programs
Capital Leveraged	Total public, private, and philanthropic dollars expended for affordable housing preservation (owner and renter occupied)
Data Management	Improved frequency of data collection of deed-restricted and naturally occurring affordable rental homes

Action Plan by Year

Actions In Progress or Starting in 2025

ESTAs							
ID ¹	ACTION	LEAD	2025	2026	2027	2028	2029
1.1, 1.9, 1.16	Establish a designated member of the Community Development division to represent each ESTA and build relationships with community organizations to understand needs, facilitate collaborations, and ensure the efficacy of government action, while raising awareness of available resources amongst ESTA residents.	HCD Community Leaders					
1.8, 1.15, 1.22	Work with the Department of Transportation and Public Works and with Dallas Water Utilities to identify infrastructure needed in each ESTA to support the production of affordable housing.						
1.2	FOR ESTA A: Set goal to produce 300 rental units and 3,100 homeowner units of the 71,000 units needed by 2033.*	HCD					
1.3	FOR ESTA A: Proactively contact and support the owners of the 543 units of federally subsidized housing with affordability requirements expiring between 2025 and 2033 to tap relevant resources to extend affordability and actively monitor affordable properties in ESTA A with City subsidy to ensure their long-term affordability.	HCD Deed-Restricted Property Owners					
1.4	FOR ESTA A: Actively monitor NOAH properties in the ESTA for threats to affordability and need for rehabilitation. Leverage the Preservation Partner Network and multifamily strike fund to retain these affordable homes, as needed (see Pillar 3).	HCD IHTF					

*Specific targets set by Housing and Community Development

¹All ID numbers in this section refer to Action Plan items, not SMARTIE Goals

Action Plan by Year

Actions In Progress or Starting in 2025

ESTAs							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
1.6	FOR ESTA A: Continue to do targeted marketing of the City’s home repair programs and down payment assistance programs to the potentially eligible residents in ESTA A to help support homeowners of the area’s large supply of aging detached units. 78% of owner-occupied homes in ESTA A, an estimated 3,000 units, were built before 1990.	HCD CDCs, tenant orgs					
1.7 1.14	In coordination with local organizations, conduct proactive outreach to income-eligible renters to promote resources available through the City that can support housing and economic stability in ESTAs A and B.	HCD CDCs, tenant orgs					
1.10	FOR ESTA B: Set goal to produce 2,200 rental units and 1,400 homeowner units of the 71,000 units needed by 2033.*						
1.11	FOR ESTA B: Proactively contact and support the owners of the 707 units of federally subsidized housing with affordability requirements expiring between 2025 and 2033 to tap relevant resources to extend affordability and actively monitor affordable properties in ESTA B with City subsidy to ensure their long-term affordability.	HCD Deed-Restricted Property Owners					
1.12	FOR ESTA B: Continue to do targeted marketing of the City’s home repair and down payment assistance programs to the potentially eligible residents in ESTA B to help preserve the area’s large supply of aging detached units. Over 7,110 owner occupied homes are ESTA B are estimated to be built before 1990.	HCD IHTF					

* Specific targets set by Housing and Community Development.

Action Plan by Year

Actions In Progress or Starting in 2025

ESTAs							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
1.18	FOR ESTA C: Leverage the Mixed Income Housing Development Bonus program to gain more mixed-income development in ESTA C, as it is an area with lower displacement risk and a proximal employment hub that can support density.	HCD					
1.19	FOR ESTA C: Continue to do targeted marketing of the City’s home repair and down payment assistance programs to the potentially eligible residents in ESTA C to help preserve the area’s large supply of aging detached units. Over 4,300 owner-occupied homes in ESTA C are estimated to be built before 1990, roughly 75% of all owner-occupied homes.	HCD IHTF					
1.11	FOR ESTA B: Proactively contact and support the owners of the 707 units of federally subsidized housing with affordability requirements expiring between 2025 and 2033 to tap relevant resources to extend affordability and actively monitor affordable properties in the ESTA with City subsidy to ensure their long-term affordability.	HCD Deed-Restricted Property Owners					
1.12	FOR ESTA B: Continue to do targeted marketing of the City’s home repair and down payment assistance programs to the potentially eligible residents in ESTA B to help preserve the area’s large supply of aging detached units. 85% of owner-occupied homes in ESTA B are estimated to be built before 1990, over 7,100 homes.	HCD IHTF					

Action Plan by Year

Actions In Progress or Starting in 2025

Citywide Production							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
2.1	Create a database of City-funded or subsidized developments to manage project timelines and expenditures.	HCD DHFC, DPFC					
2.7	Streamline approval processes by standardizing applications for Housing and Community Development's Notice of Funding Availability, PFC, HFC and Economic Development incentives, and standardizing contracts and other important documents.	HCD DHFC, DPFC, ECO					
2.11	Update the zoning code to allow more mixed-use development along aging commercial corridors, adding residential use options to currently single-use zoning districts as appropriate.	PUD					
2.12	Develop a transit-oriented development (TOD) zoning district or overlay to facilitate more mixed-use development within a certain distance of transit stations.	PUD					
2.13	Increase access to homeownership and long-term affordability by supporting the establishment of a community land trust.	External Partners HCD					
2.15	Set goal to develop 10,500 rental units and 10,200 homeowner units of the 71,000 total units needed by 2033.*	HCD					
2.2	Focus gap financing to prioritize projects that include at least 25% of homes affordable to households earning below 50% AMI. These could include mixed-income or fully affordable developments. Utilize PFC reserves, HFC reserves, in-lieu fees for this purpose.	HCD DHFC, DPFC					

* Specific targets set by Housing and Community Development.

Action Plan by Year

Actions In Progress or Starting in 2025

Citywide Production			2025	2026	2027	2028	2029
ID	ACTION	LEAD					
2.3	Continue Dallas Housing Opportunity Fund and explore with partners prioritizing 50% AMI and under.	ECO LISC, local banks					
2.6	Continue to require affordable housing as a condition for utilizing economic development incentives that can support mixed use development.	ECO HCD					
2.7	Streamline approval processes by standardizing applications for Housing and Community Development's Notice of Funding Availability, PFC, HFC and Economic Development incentives, and standardizing contracts and other important documents.	HCD DHFC, DPFC, ECO					
2.2	Focus gap financing to prioritize projects that include a sizeable share of homes (e.g. a quarter or more) affordable to households earning below 50% AMI. These could include mixed-income or fully affordable developments. Utilize PFC reserves, HFC reserves, in-lieu fees for this purpose.	HCD DHFC, DPFC					

Action Plan by Year

Actions In Progress or Starting in 2025

Citywide Production							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
2.3	Continue Dallas Housing Opportunity Fund and explore with partners prioritizing 50% AMI and under.	ECO LISC, local banks					
Citywide Preservation							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
3.1	Ensure existing contracts maximize affordability and efficiency e.g. structured as soft debt, implement right of first refusal for City purchase if property is sold.	HCD CAO					
3.2	Ensure that efforts to establish databases and dashboards include a coordinated system for tracking and managing deed-restricted/covenanted affordable units that have any level of support (financial or otherwise) from the City or housing authorities. Consider sharing this preservation database online.	HCD					
3.3	Implement a risk-based prioritization strategy for regulated affordable housing, with an eye for the 7,700 subsidized homes citywide at risk of losing affordability by 2033. Analyze citywide stock of deed-restricted affordable properties along the following criteria: Surrounding Market Demand; Physical Condition; and Access to Amenities.	HCD Preservation Partners					
3.7	Implement operational and program design improvements to Major-Systems Repair Program to increase capacity to serve more households (e.g. focusing on only 4-5 major systems, batching properties to ensure sufficient contractor interest).	HCD					
3.8	Establish and publicize the emergency home repair program.	HCD Communications					

Action Plan by Year

Actions Completed before or Starting in 2025

Citywide Preservation							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
3.11	Set goal to preserve 6,450 rental units and 1,180 homeowner units.*	HCD					
3.10	Develop a prioritization strategy for outreach to eligible homeowners of older properties to connect them with home repair resources. Citywide, there are 170,000 owner-occupied homes that were built before 1990	HCD					
Infrastructure							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
4.1	Continue to formalize interdepartmental collaboration to address infrastructure and procedural barriers to new affordable housing development, including identifying staff for working sessions and quarterly updates.	PUD					
4.2	Establish a baseline metric that captures infrastructure deficits. Collect data on infrastructure investments and obtain data on known state of utilities (water, sewer, etc.) and the impact of investments.	PBW HCD					
4.3	Align Housing’s demonstration projects in Equity Strategy Target Areas with bond project timelines.	HCD PBW, TRN					
Collaboration and Coordination							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
5.1	Research Federal and State grants to support production, preservation, and green technology.	HCD					
5.2	Explore opportunities to better engage corporate and philanthropic partners to advance Dallas’ housing objectives through co-investments in production/preservation, employer-driven housing assistance programs for employees, initiatives to support homeownership and/or housing stability for renters.	HCD Various					

* Specific targets set by Housing and Community Development.

Action Plan by Year

Actions In Progress or Starting in 2025

Engagement							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
6.3	Launch a housing preference survey that identifies residents' housing preferences both Citywide and by City Council district.	HCD					
6.1	Continue partnering with organizations that provide support with for estate planning, intergenerational property transfers, tangled title, and eviction prevention. If ongoing partnerships for providing services are not possible, publish and share resources with program applicants.	Legal Service Providers HCD, OEI					
6.2	Complete internal and external-facing annual outreach and engagement calendars. Internally, include annual engagement goals, such as reaching specific key populations or gathering specific data to inform decision-making.	HCD Communi- cations					
6.4	Implement data driven program outreach efforts to renters and homeowners facing greatest cost burdens and housing challenges to ensure they are aware of resources they qualify for (programs, funding, and legal protections). Consider partnering with community organizations and nonprofit entities working on displacement issues to target areas at high risk of displacement.	OEI HCD Communi- ty and Nonprofit Orgs					
Education							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
7.1	Partner with a trusted community organization or CDC to host workshops and provide other resources on sustainable homeownership.	CDCs HCD					
7.2	Continue developing the live dashboard, integrating new data sources such as ESTA-level bond investments, number of projects under construction, and unit deliveries to effectively track housing units produced by key external partners.	HCD					

Action Plan by Year

Actions In Progress or Starting in 2025

Education							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
7.4	Gather and publish data on the median cost of purchasing homes over time (adjusted for inflation), to demonstrate how the cost of homeownership has changed.	HCD					

Action Plan by Year

Actions Starting 2026

ESTAs						
ID	ACTION	LEAD	2025	2026	2027	2028
1.5, 1.13, 1.21	Evaluate City-owned parcels in each ESTA and identify a viable parcel to use for a demonstration project that can deliver entry-level homeownership opportunities. A demonstration project could involve packaging City-owned land, financial subsidy, process streamlining, and/or other incentives to advance a catalytic project that could bring housing and other neighborhood amenities to the ESTA. Resolve any zoning barriers and prep the site for disposition. Conduct engagement to inform an RFP before issuance	HCD PBW, PUD				
1.13	FOR ESTA B: Evaluate City-owned parcels in the ESTA and identify a viable parcel to use for a demonstration project that can deliver entry-level homeownership opportunities. A demonstration project could involve packaging City-owned land, financial subsidy, process streamlining, and/or other incentives to advance a catalytic project that could bring housing and other neighborhood amenities to the ESTA. Resolve any zoning barriers and prep the site for disposition. Conduct engagement to inform an RFP before issuance	HCD PBW, PUD				
1.21	FOR ESTA C: Evaluate City-owned parcels in the ESTA and identify a viable parcel to use for a demonstration project that can deliver entry-level homeownership opportunities or mixed-income rental or ownership and needed amenities. A demonstration project would involve packaging City-owned land, financial subsidy, process streamlining, and/or other incentives to advance a catalytic project that could bring housing and other neighborhood amenities to ESTA C. Resolve any zoning barriers and prep the site for disposition. Conduct engagement to inform an RFP before issuance.	HCD PBW, PUD				

Action Plan by Year

Actions Starting 2026

Citywide Production							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
2.4	<p>Establish a strategy and policy to leverage City-owned land including disposition and ground leases; create a database to track available parcels and assess current portfolio to identify properties with the most potential for housing.</p> <p>Develop formal interdepartmental collaboration process to prioritize development on city-owned sites, including who approves prioritization, and immediate actions taken by various departments once a priority is established.</p>	HCD PUD DHADC FRM					
2.5	Incentivize affordable housing development on publicly owned land and increase feasibility with entitlements, financial incentives, and expediting elements of the predevelopment process where possible.						
2.8	Continue reducing bottlenecks in funding applications and approvals by expanding legal capacity through hiring or contracting additional housing attorneys.	HCD					
2.9	Continue to minimize the need for deals to return to the City Attorneys' office by creating procedures that allow for modest modification of business terms of legal documents within ranges established by policy guidelines due to market shifts and inflation.	HCD					

Action Plan by Year

Actions Starting 2026

Collaboration and Coordination							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
5.4	As part of the City’s current efforts to realign its real estate and property management strategies, work with other City departments and agencies to create a process for identifying surplus properties that are well-positioned to support affordable housing. Properties identified for surplus could be leveraged through disposition or ground lease for new housing and community amenities.	HCD FRM					
Education							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
7.3	Identify partners in housing advocacy, local history, and historic preservation to work on the accessible storyboard.	HCD OEI PUD					

Action Plan by Year

Actions Starting 2027

Citywide Production

ID	ACTION	LEAD	2025	2026	2027	2028	2029
2.14	Explore opportunities to support the creation of new, cost-efficient housing options such as manufactured and pre-fabricated homes by assessing regulatory environment and identifying opportunities to raise awareness among community stakeholders.	HCD City Council					

Citywide Preservation

ID	ACTION	LEAD	2025	2026	2027	2028	2029
3.4	Establish a preservation partner pool through an RFP/RFQ, consisting of a pre-approved bench of affordable housing property managers, owners, or developers who are interested in purchasing qualifying affordable properties that go up for sale. Once established, a process would need to be formalized to determine how/when properties are eligible for purchase by this pool.	HCD					
3.6	Explore capitalizing a multifamily strike fund that would provide flexible, efficient financing for partners in the preservation pool looking to acquire at-risk properties. The fund would consist of City, philanthropic, and private investments.	HCD Philanthropic Partners					

Collaboration and Coordination

ID	ACTION	LEAD	2025	2026	2027	2028	2029
5.3	Explore a partnership with the public housing authorities, a local foundation to pilot a direct rental assistance program that would serve as a one-year bridge for housing choice vouchers recipients during the moving and lease up process.	HCD Local foundations					

Engagement

ID	ACTION	LEAD	2025	2026	2027	2028	2029
6.5	Host educational workshops for new realtors to help expand target the Dallas Homebuyer Assistance Program.	HCD City Council					

Action Plan by Year

Actions Starting 2028

ESTAs							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
1.5	<p>FOR ESTA A: Evaluate City-owned parcels in ESTA A and identify a viable parcel to use for a demonstration project that can deliver entry-level homeownership opportunities. A demonstration project <u>could</u> involve packaging City-owned land, financial subsidy, process streamlining, and/or other incentives to advance a catalytic project that could bring housing and other neighborhood amenities to the ESTA.</p> <p>Resolve any zoning barriers and prep the site for disposition. Conduct engagement to inform an RFP before issuance.</p>	HCD PUD, PBW					
Citywide Production							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
2.10	Assess resources required to address affordable housing needs in advance of next bond vote.	HCD City Council					

Action Plan by Year

Actions Starting 2029

Citywide Preservation							
ID	ACTION	LEAD	2025	2026	2027	2028	2029
3.6	3.9 Explore using tools included in other recommendations, such as right of first refusal and opportunity to purchase policies, and community land trusts, to also curb investor activity in the Dallas housing market to help preserve affordable homeownership opportunities.	HCD					

Appendices

Appendix A: Definitions

Important Housing Terms

Affordable Housing

Under the standard determined by the U.S. Department of Housing and Urban Development (HUD), housing is affordable when it costs **less than 30%** of a household's gross income.

Housing Cost Burden

When a household is spending **more than 30%** of their income on housing, they are considered *cost-burdened*. A household spending **more than 50%** on housing is considered *severely cost-burdened*.

Workforce Housing

As defined by HUD, housing that is affordable for people making between **80-120% of the area median income**, who may not qualify for many types of housing assistance but may still struggle to afford market-rate housing.

Market Rate Housing

Market rate housing is not subsidized by government, and its price is determined by existing market values and demand.

Dedicated Affordable Housing

Under the City of Dallas' definition, "dedicated affordable housing" as used in the SMARTIE goals describe homes targeted to households earning up to 120% AMI.

Naturally Occurring Affordable Housing

Housing (for rent or purchase) that is *not* deed restricted and is affordable to households making **under 60% AMI**.

Restricted/Subsidized Affordable Housing

Units that receive public subsidy, such as Low Income Housing Tax Credits (LIHTC), and are required to maintain a specified level of affordability for a set time period.

Income Restricted Affordable Housing

Homes which require a household be at or below a certain percentage of area median income in order to qualify. This threshold is typically determined by the source of subsidy, such as Federal or City funds.

Filtering

The process of adding more homes at the higher end of the income spectrum to reduce prices for older homes. The balance of new homes built will be for higher income households and play a critical role in getting rents in other buildings in the market to decline.

Low Income Housing Tax Credits (LIHTC)

Low Income Housing Tax Credits are issued to developers for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households earning up to 60% AMI.

Appendix B: Data and Methodology

Data & Methodological Overview

This Action Plan builds upon goals outlined in Dallas Housing Policy 2033 and findings provided from numerous reports including HR&A's Housing Needs Assessment, the Child Poverty Action Lab's (CPAL) 2024 Rental Housing Needs Assessment, Builders of Hope's Dallas Neighborhood Anti-Displacement Toolkit, and the City's Racial Equity Plan, amongst other resources.

Most of this analysis uses the Census Bureau's American Community Survey (ACS) 5-year estimates (2012-2017, 2017-2022) for demographic, market, and spatial analysis. When necessary, ACS data was crosswalked to Public Use Microdata Sample (PUMS) data to ascertain census tract and council district level trends.

Data on deed-restricted homes are based on figures from the National Housing Preservation Database (NHPD). NHPD data provides the earliest and latest expiration data for federally subsidized housing units. For this Plan, at-risk deed-restricted homes were determined using the earliest expiration data; nonetheless, many properties receive multiple subsidies meaning their final expiration date may be later than what is included in this Plan.

Data on City supported housing deliveries was provided by the Housing and Community Development Department while details on citywide home certifications is from the Department of Planning and Development. Included data beyond the sources mentioned above are mentioned in footnotes throughout this Plan.

This Plan is intended to aid Housing and its partners in achieving its housing goals. Plan contents and implementation timelines received feedback from Housing staff and the Inclusive Housing Task Force to best reflect ongoing and planned housing activities. Future housing efforts can use this Action Plan as a reference guide, with an understanding that its proposed actions may require revision as market conditions and housing development activity evolve over time.

Media Sources

All photographs provided by Housing and Community Development.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3812

Item #: B.

Briefing and a request for guidance and recommendation to City Council on next steps for the property located at 2929 S. Hampton Road

Memorandum



CITY OF DALLAS

DATE December 10, 2024

TO Honorable Chair and Members of the Housing and Homelessness Solutions Committee

SUBJECT **Subject: Office of Homeless Solutions – Seek Guidance On Next Steps for The Property at 2929 S Hampton**

The purpose of this memorandum is to seek guidance from the Housing and Homelessness Solutions (HHS) Committee on next steps for the property known as 2929 S. Hampton.

Background

In 2022, Dallas City Council approved the purchase of the former hospital site, 2929 S Hampton Road, for \$6.5M (Prop J) to provide permanent supportive housing (PSH) to serve those who are formerly homeless, and to provide key, on-site wraparound services. Throughout this process, feedback has been sought from the HHS Committee, the community, area unsheltered service providers, and area stakeholders. Multiple presentations have been given by all departments that touch on this property, including: CAO, Eco Dev, HOU, PUD, OHS, Real Estate, Bond, and Finance to ensure that all potential options are considered for this property.

Next Steps

Staff are seeking guidance on the future of this property, based on property options presented over multiple presentations, which are as follows:

- Keep Property for Established Public Purpose (could happen via NOFA/RFP)
- Use The Property For Another Public Purpose (could happen via NOFA/RFP)
- Sell The Property (could happen various ways)

Should you have any questions or concerns, please contact me or Christine Crossley, Director, OHS at Christine.crossley@dallas.gov.

Service First, Now!

Alina Ciocan
Assistant City Manager

c: Kimberly Bizzor Tolbert, Interim City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3777

Item #: C.

Department of Housing and Community Development Hubsite and Automated Performance Dashboard

[Thor Erickson, Assistant Director, Department of Housing and Community Development; Dr. Brita Andercheck, Director, Office of Data Analytics and Business Intelligence]

Memorandum



CITY OF DALLAS

DATE December 10, 2024

TO Honorable Members of the Housing and Homelessness Solutions Committee

SUBJECT **Department of Housing and Community Development Hubsite and Automated Performance Dashboard**

The Office of Data Analytics and Business Intelligence (DBI), in partnership with the Department of Housing and Community Development (HCD), is developing a HCD Hubsite and automated performance dashboard. A preview of the hub site and dashboard will be presented to the Housing and Homelessness Solutions Committee on Tuesday, December 10.

Currently, HCD does not have a centralized reporting system for all activities carried out by the department. Accomplishment data is gathered by individuals that perform the activities to provide to staff that draft the quarterly performance and budget report, a process that is both time consuming and resource intensive. The hubsite and dashboard will automate and streamline this reporting process by collecting the data from HCD's data entry system, Neighborly. The key performance indicators include:

- Program Expenditures
- Program Revenue
- Development Units Completed
- Home Repairs Completed
- Home Buyer Assistance Completed

Please contact Dr. Brita Andercheck, Chief Data Officer if you have any questions.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

c: Kimberly Bizer Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3779

Item #: D.

Office of Homeless Solutions Interim Housing Update: Upcoming Request For Information for Interim Housing and Services for Unsheltered Adults
[Christine Crossley, Director, Office of Homeless Solutions]

Memorandum



CITY OF DALLAS

DATE December 10, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Office of Homeless Solutions Interim Housing Update: Upcoming Request For Information for Interim Housing and Services for Unsheltered Adults**

The following memorandum details the Office of Homeless Solutions' (OHS) intent to extend a Request For Information (RFI), to gauge interest in a public-private partnership to develop interim housing for unsheltered adults, while continuing to explore suitable properties. This move forward reflects increased interest from both the public and private sector, necessitating a period of information gathering to ascertain how best to develop a future interim housing site.

Prior Actions

Prior to this, OHS staff provided an overview of multiple interim housing types based on best practices from across the nation, including sites visited by staff and Councilmembers. Staff demonstrated that cost varies across all product types, with key factors being the site chosen and the amount of preparation it needs, the planned size of the site, and how quickly people can cycle through it. Given this, the staff recommendation of industrialized housing paired with a site was based on what can be most quickly stood up, across more areas in the city under the current development codes. The product, while permanent, can have multiple use cases, and a longer life span than an interim product. Following the last briefing on available sites identified, which did not result in any available City sites within the given parameters, The Housing and Homelessness Solutions Committee (HHS) recommended that staff expand site parameters to include private and non-City owned properties across all districts. Per prior HHS feedback, staff continues to seek properties that meet the updated criteria and reach out to glean potential opportunities.

Project Funding

The City may provide **one-time** seed funding, based on City Council appropriation, to support a project that creates a housing community with onsite services for residents that facilitates their exit from homelessness. This amount is to be determined and is available for capital costs such as development of site infrastructure, property acquisition, new construction, or renovation.

Preferred Project Parameters

Residents of the interim housing are expected to exit from homelessness into permanent housing within, but no longer than 30 days-to-two years of arrival, based on the U.S. Department of Housing and Urban Development (HUD) definition of Transitional Housing

and HHS feedback. The site should be referral-based with no walk-up services. Additional parameters will be listed concerning preferred residential units, accessibility, preferred amenities, and wrap-around services. Respondents will be asked to detail their local experience, how they would partner with existing providers to bring services on site, and how they would work with surrounding properties and neighbors to socialize the project and maintain communications.

Next Steps

This RFI is anticipated to go live in December 2024. OHS staff will bring results to the Housing and Homelessness Solutions Committee in the 2nd Quarter of this fiscal year. Once a posting and closing date are assigned, an update will be provided with further details. A combined report with the RFI results and suitable, identified properties will then be brought to HHS in Q2 of FY 2025.

Should you have any further questions, please reach out to me or Christine Crossley, Director, Office of Homeless Solutions.

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Alina Ciocan
Assistant City Manager

Kimberly Bizer Tolbert, City Manager (I)
Tammy L. Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I) Dev Rastogi, Assist
City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3787

Item #: E.

Department of Housing and Community Development Response to Questions Posed at the September 23, 2024, Housing and Homelessness Solutions Committee Meeting
[Thor Erickson, Assistant Director, Department of Housing & Community Development]

Memorandum



DATE December 10, 2024

CITY OF DALLAS

Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT **Department of Housing and Community Development responses to questions at the September 23, 2024, Housing and Homelessness Solutions Committee**

This memorandum provides responses to the questions posed at the September 23, 2024, Housing and Homelessness Solutions Committee meeting regarding agenda item B: Dallas Housing Needs Assessment.

Question: What is the total contract amount of HR&A Advisors and what is the cost of the housing needs assessment by HR&A Advisors?

Response: The total contract amount for HR&A Advisors is \$3,995,000. The cost of the Housing Needs Assessment and Housing Action plan within this contract is \$350,000.

Question: How does Dallas compare to the rest of the Metroplex in terms of Area Median Income?

Response: The Dallas metro area, defined by the U.S. Department of Housing and Urban Development (HUD), includes Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall Counties. American Community Survey (ACS) 2023 1-Year Survey estimates the following median incomes for Dallas City and the counties within the larger metro area (in 2023 inflation adjusted dollars):

- Dallas City: \$70,121
- Collin County: \$119,155
- Dallas County: \$74,350
- Denton County: \$106,695
- Ellis County: \$89,488
- Hunt County: \$71,045
- Kaufman County: \$90,793
- Rockwall County: \$112,250

The average median income across the Counties listed above is \$94,825, about 35% higher than Dallas City's median income.

Question: What is the growth rate of the first ring suburbs of Dallas?

Response: The Housing Needs Assessment focuses on the City of Dallas. Data pertaining to housing outside of Dallas is not part of the scope of services.

Question: What are the causes in decline of ownership rates?

Response: Declining homeownership rates are likely attributed to higher for-sale home prices, interest rate increases, and rising rents that limit renters' ability to save for a down payment. Nationally, high interest rates have discouraged existing homeowners from putting their home on the market and risking the loss of their low interest rates, further fueling the limited supply of for-sale homes. Since, 2017, there have been more rental units built than for-sale units resulting in more units available to renters. Household incomes in the same period have not risen as fast as the cost of rents nor the down payments needed furthering the likelihood of renters becoming homeowners. Finally, investor activity in the Dallas housing market likely increased competition for for-sale homes that many families could have afforded.

Question: What is the projected population growth for Dallas as defined by the North Central Texas Council of Governments (NCTCOG)?

Response: HR&A's analysis uses the Texas Demographic Center (TDC) and ACS Decennial data. HR&A used TDC data as it is the state's lead agency for Texas Census data, working in collaboration with the U.S. Census Bureau through its State Data Center program. NCTCOG's regional population projection figures for 2045 are higher than TDC's (11.4 million versus 10.7 million). NCTOG's Dallas City projections for 2045 are 1.6 million, compared to TDC's 1.5 million.

Should you have any questions, please contact Cynthia Rogers-Ellickson, Director, Department of Housing & Neighborhood Revitalization at cynthia.rogersellic@dallas.gov or 214-670-3601.

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Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert City Manager (I) M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Tammy Palomino, City Attorney Alina Ciocan, Assistant City Manager
Mark Swann, City Auditor Donzell Gipson, Assistant City Manager (I)
Biliera Johnson, City Secretary Jack Ireland, Chief Financial Officer
Preston Robinson, Administrative Judge Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Dominique Artis, Chief of Public Safety (I) Directors and Assistant Directors
Dev Rastogi, Assistant City Manager



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3789

Item #: F.

Fiscal Year 2024-25 Annual Urban Land Bank Demonstration Program Plan 60-day Public Comment Period and Adoption Timeline

[Darwin Wade, Assistant Director, Department of Housing and Community Development]

Memorandum



CITY OF DALLAS

DATE December 10, 2024

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT **Fiscal Year 2024-25 Annual Urban Land Bank Demonstration Program Plan 60-day Public Comment Period and Adoption Timeline**

The purpose of this memorandum is to brief the Housing and Homelessness Solutions Committee (HHSC) on the upcoming 60-day public comment period on the City of Dallas Urban Land Bank Demonstration Program Plan for FY 2024-25, attached as Exhibit A, as required by the Urban Land Bank Demonstration Program Act, Chapter 379C of the Texas Local Government Code. Additionally, this memorandum provides the Committee an opportunity to review the plan, seek clarification, and to make informed decisions regarding its implementation.

On January 28, 2004, City Council authorized the Dallas Housing Acquisition and Development Corporation (DHADC) to amend its Articles of Incorporation and Bylaws to allow the DHADC to operate the City of Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458. On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 by Resolution No. 23-0433 and authorized the continued operation of the DHADC and other housing programs previously authorized but now documented and restated in the Dallas Housing Resource Catalog under Resolution No. 23-0444.

The Urban Land Bank Demonstration Act codified in Texas Local Government Code Chapter 379C requires the City of Dallas Urban Land Bank Program to adopt an annual plan to inform the public and eligible Community Housing Development Organizations (CHDOs) of potential foreclosures on tax delinquent lots. The DHADC, a non-profit entity organized under the Texas Nonprofit Corporation Act and a duly constituted instrumentality of the City of Dallas, has successfully completed its Urban Land Bank Demonstration Program Plan for the Fiscal Year 2024-25.

Housing staff, in accordance with statutory requirements, is now in the process of making this plan available to the public for 60-day public comment period. The plan will be advertised in the Dallas Morning News during the months of December – February. During this period, staff will be meeting with the certified CHDOs and notifying affected neighborhood associations regarding the plan. The public comment period allows community members and stakeholders to provide valuable input and feedback on the

DATE December 10, 2024
SUBJECT Fiscal Year 2024-25 Annual Urban Land Bank Demonstration Program Plan 60-day Public
Comment Period and Adoption Timeline
PAGE 2 of 2

proposed plan and is an integral part of our commitment to transparency and community engagement.

The Urban Land Bank Demonstration Program Plan outlines key strategies and initiatives aimed at addressing housing and development challenges within our community. The involvement of the public is crucial to ensuring the plan aligns with the diverse needs and aspirations of our residents.

The finalized plan will be placed on the March 12, 2025, City Council agenda item for consideration and approval.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing and Community Development at Cynthia.Rogersellic@dallas.gov or 214.670.3601.

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Robin Bentley,
Assistant City Manager (I)

[Attachment: FY 2024-25 Urban Land Bank Demonstration Program]

c: Kimberly Bizzor Tolbert City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager

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Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Urban Land Bank Demonstration Program Plan Fiscal Year 2024-2025



City of Dallas

**Department of Housing and Community Development
1500 Marilla Street
Room 6CN
Dallas, Texas 75201
December 13, 2024**

OVERVIEW

The Urban Land Bank Demonstration Act (“Act”), codified in Texas Local Government Code Chapter 379C, as amended (“Code”), allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for the public purpose of affordable housing development or other purposes outlined in the Act.

The governing body of a municipality that adopts an urban land bank demonstration program must adopt a plan annually. The plan must include the following:

1. a list of community housing development organizations eligible to participate in the right of first refusal provided by Texas Local Government Code Section 379C.011;
2. a list of the parcels of real property that may become eligible for sale to the land bank during the upcoming year;
3. the municipality’s plan for affordable housing development on those parcels of real property; and
4. the sources and amounts of funding anticipated to be available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas (the “City”) proposes to present, adopt, and implement a FY 2024-25 Urban Land Bank Demonstration Program Plan (“Plan”). Before adopting the FY 2024-25 Plan, the City will hold a public hearing on the proposed Plan. The City will provide notice of the hearing to all City-certified Community Housing Development Organizations (“CHDO”) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale under the Plan are located. The City will make copies of the proposed Plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the Plan, the Plan will be implemented and the annual performance reports on the Plan will be available through the Housing and Community Development Department no later than November 1, 2025.

The performance report for the FY 2023-24 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2024.

FY 2024-25 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Eligible Parcels of Property

The primary objective of the Urban Land Bank Demonstration Program (“Program”) is to acquire unproductive, vacant, and developable parcels of real property for affordable housing or commercial development. The Dallas Housing Acquisition and Development Corporation (“DHADC”) is an instrumentality of the City and has been designated by the City to administer the Program and Plan on its behalf. The acquisition of these parcels will enable the DHADC to facilitate the development of new single-family homeownership units, multifamily rental units, and lease-purchase units on the parcels to house low-income households and, on appropriate parcels, allow commercial development that will complement the City’s affordable housing strategy. A secondary purpose of the DHADC is to acquire unproductive, vacant parcels of real property zoned for residential use that are not appropriate for residential development due to their size or the presence of factors that would make development of a single-family home prohibitively expensive but, if sold to an eligible adjacent property owner who agrees to maintain the property in accordance with terms set forth by the DHADC, would stabilize the neighborhood in which the parcel is located.

For a parcel to be eligible for sale to the DHADC:

1. the market value of the property as specified in the judgment of foreclosure must be less than the total amount due under the judgment, including all taxes, penalties, and interest, plus the value of nontax liens held by a taxing unit and awarded by the judgment, court costs, and the cost of the sale;
2. the parcel of land must be not improved with a habitable building or buildings or an uninhabitable building or buildings that are occupied as a residence by an owner or tenant who is legally entitled to occupy the building or buildings; and
3. the parcel of land must have delinquent taxes on the property for a total of at least five years as reported by Dallas County.

A list of the eligible properties is attached as **Attachment C**. These properties may be available for sale to the DHADC beginning October 1, 2024. The DHADC anticipates that it will refer up to 25 properties per month for tax foreclosure. However, the annual number of referred parcels will not likely exceed 150 parcels due to funding constraints. Referring parcels on a monthly basis will help the DHADC implement a more strategic acquisition and disposition process and better monitor the parcel acquisition process.

The DHADC’s acquisition strategy for FY 2024-25 will prioritize:

1. acquiring eligible parcels zoned for residential use or suitable for residential use that are located in close geographic proximity to one another in order to reduce

development costs related to the creation of affordable housing units and to most effectively strengthen neighborhoods;

2. to the extent that eligible parcels are available, acquiring parcels zoned for residential use or suitable for residential use that are located within the Emerging Market and Stabilization Reinvestment Strategy Areas (“RSAs”) adopted by the Dallas City Council as part of the Comprehensive Housing Policy on May 9, 2018, via Resolution 18-0704; and restated in the Dallas Housing Policy 2033 adopted by Dallas City Council on April 12, 2023.
3. acquiring eligible parcels zoned for residential or commercial use that are located near existing or planned mixed-income housing developments, City-owned land, or City-supported economic development projects that, if developed with affordable housing units or a commercial use, would support the City’s affordable housing strategy.

City of Dallas Comprehensive Housing Plan for Affordable Housing Development

Background

On March 12, 2017, the Dallas City Council Housing Committee established three goals for the development of a comprehensive strategy for housing: 1) create and maintain available and affordable housing throughout Dallas, 2) promote greater fair housing choices, and 3) overcome patterns of segregation and concentrations of poverty through incentives and requirements.

In August 2017, the City of Dallas engaged The Reinvestment Fund to conduct a Market Value Analysis (“MVA”), an analytical tool used to assess the residential real estate market throughout the entire City to determine, with granular detail, where market strength, transition, and stress exists.

City Council adopted a Comprehensive Housing Policy (CHP) that set citywide production goals for homeownership and rental units for the next three years along with respective income bands that will be prioritized within the production goals and also set forth various programs, tools and strategies to be used to meet the production goals while also overcoming concentrations of poverty and racial segregation by Resolution No. 18-0704 on May 9, 2018.

On April 12, 2023, City Council adopted a Dallas Housing Policy 2033 to replace the CHP by Resolution No. 23-627, and the Dallas Housing Resource Catalog to include the approved programs from the CHP by Resolution No. 23-628. The Department of Housing and Community Development continues operating its programs, previously authorized and adopted under the CHP, now as restated in the Dallas Housing Resource Catalog.

How the Goals of the Urban Land Bank Demonstration Program Align with the Comprehensive Housing Policy

Dallas Housing Policy 2033 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents. While there are interconnections between the seven pillars, each pillar has its own distinct aim that defines how it will contribute to increasing housing equity and affordability. The seven pillars will ensure the grounding of all collaboration and program management in:

- Directing Housing and Community Development resources administered by the City
- Addressing disparities that negatively impact historically disadvantaged communities
- Provide affordable mixed-income housing initiatives across the City

The Urban Land Bank Demonstration Program aims to support pillar 2 Citywide Production. The strategy overview for Citywide Production is to increase the number of dedicated affordable housing units and market-rate units affordable to a broad mix of incomes levels by adapting existing tools and developing new tools. It also requires a comprehensive approach to reducing barriers that hamper the efforts of both nonprofit and for-profit developers. To build credibility with community stakeholders and leverage private investments for housing developments the City will collaborate with:

- The development community, including both private and nonprofit developers
- Philanthropic entities
- Advocacy groups
- Neighborhood residents
- Other City departments

To increase City-wide production, the City will:

- Maximize housing choice by investing in the development of a range of housing types
- Ensure that affordable housing production does not concentrate dedicated affordable units
- Invest in cultivating the capacity of affordable housing nonprofit and small for-profit developers
- Support all affordable housing projects that include infill and master-planned developments

Sale of Property to a Qualified Participating Developer

Pursuant to the Code, only “qualified participating developers” (“Qualified Participating Developers”) may participate in the Program and purchase parcels from the DHADC, subject only to statutory exceptions related to sale of parcels for commercial development

and to eligible adjacent property owners. In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the land bank seeking to acquire real property from the land bank; (2) have a development plan approved by the municipality for the land bank property. The development plan may be approved by the Dallas City Manager and/or the Director of Housing or their designees; and (3) meet any other requirements adopted by the municipality in the urban land bank demonstration plan. The City requires that the Qualified Participating Developer be able to develop the acquired properties within a three-year period. The DHADC will publish an application and update such application from time to time that will provide guidance to Qualified Participating Developers regarding the City's & DHADC's priorities and its criteria for evaluating development proposals.

Sale of Property by DHADC

On **Date**, by **Resolution No.** _____, subject to Contingencies (defined below), Dallas City Council 1) approved the listed vacant lots on **Attachment C** of this Plan ("Vacant Lot(s)") that may become available for sale by DHADC to the developers listed on **Attachment D** of this Plan ("Developer(s)") along with the terms of the developments as further described on **Attachment C** ("Development Plan(s)") of this Plan; 2) authorized the DHADC to execute all documents, including but not limited to sales contract, deed of trust, and deed restrictions necessary to effectuate the sale of the Vacant Lot(s) owned by DHADC to Developer(s) pursuant to the Development Plan(s), approved as to form by the Dallas City Attorney; and 3) authorized the Dallas City Manager to release any non-tax City liens that were filed on the Vacant Lot(s) prior to the Sheriff's deeds transferring the Vacant Lot(s) to the DHADC, approved as to form by the Dallas City Attorney.

Before the sale of the Vacant Lot(s) to Developer(s) may occur, the following requirements (collectively "Contingencies") must be met: (A) the Dallas City Manager or his/her designee must find that the Developer(s) are qualified to participate in the Program under Section 379C.005 of the Act; and (B) the DHADC Board of Directors must approve the sale and development of the Vacant Lot(s) proposed to be sold to Developer(s) pursuant to the Development Plan(s) as further described in Attachment E.

Right of First Refusal to Qualified Organizations

An organization that meets the definition of a Community Housing Development Organization, under 24 CFR 92.2 and is certified by the City as such may be a "qualified organization" ("Qualified Organization") under Section 379C.011 of the Code. Only Qualified Organizations may engage in the "right of first refusal" for the Program.

A list of the CHDOs, who may exercise the “right of first refusal” is attached as **Attachment A**. Attachment A may be amended from time to time as organizations obtain or lose certification. In order to exercise the “right of first refusal” the CHDO must also:

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the DHADC is offering for sale,
2. Have built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the DHADC and within the organization’s designated geographical boundaries of operation, and
3. Have built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Pursuant to Section 379C.011 of the Code:

1. The DHADC will provide written notice to Qualified Organizations each time it acquires a parcel. The DHADC will list the date of conveyance of the parcel to the DHADC, notify the Qualified Organization that it may exercise its “right of first refusal” within six (6) months from the date of the deed of conveyance of the property to the DHADC, and will request that the Qualified Organization respond to the notice within thirty (30) days of receipt stating whether it intends or declines to exercise its right of first refusal;
2. During this six-month period, the DHADC will not sell the property to a Qualified Participating Developer other than a Qualified Organization unless all Qualified Organizations eligible to exercise the right of first refusal for the parcel notify the DHADC that they are declining to exercise their right of first refusal;
3. After the period for the right of first refusal expires, the DHADC may sell the parcel to any other Qualified Participating Developer at the same price that the DHADC offered the property to the Qualified Organization;
4. At the discretion of the DHADC and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the DHADC once an offer has been received and accepted from a Qualified Organization or Qualified Participating Developer; and
5. If more than one Qualified Organization expresses an interest in exercising its right of first refusal, the Qualified Organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority.

The DHADC will not give a right of first refusal for the purchase of any parcel that reverted to the DHADC pursuant to the Code. Additionally, the right of first refusal applies only to properties acquired under the Code for the Program. There is no right of first refusal for properties acquired by the DHADC via other programs or acquisition strategies.

Sale of Land Bank Property to an Eligible Adjacent Property Owner

Notwithstanding any other right of first refusal granted under the Code, if the DHADC determines that a property acquired by the DHADC is not appropriate for residential development, the DHADC first shall offer the property for sale to an eligible adjacent property owner for the lower of either (1) the fair market value of the property as determined by the appraisal district in which the property is located or (2) the sales price recorded in the annual plan. For FY 2024-25, if the DHADC determines that a property owned by the DHADC is not appropriate for residential development, the DHADC may sell the property to an eligible adjacent property owner provided that the eligible adjacent property owner: (1) owns a parcel of real property located immediately adjacent to the parcel owned by the DHADC, (2) maintains a valid homestead exemption on the parcel located immediately adjacent to the parcel owned by the DHADC, (this provision can be waived by a vote of the DHADC Board of Directors), (3) does not owe any delinquent property taxes on any land located within the City of Dallas and is not indebted to the City or is delinquent in any payment owed to the City under a contract or other legal obligation, (4) has not been issued a notice of violation or citation for a violation of a health and safety ordinance within the past three years and (5) agrees to maintain the parcel in compliance with all federal, state and local laws and regulations for a period of three years subject to a right of reverter.

An adjacent property owner that purchases a parcel of real property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property from the DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

Sale of Property for Commercial Use

The DHADC may also acquire and sell parcels of land intended for commercial use to any developer, regardless of whether the developer is considered a Qualified Participating Developer pursuant to the Code. In order to purchase a parcel intended for commercial use, a developer must: (1) have a development plan approved by the City for the property; and (2) demonstrate ability to develop, within a three-year period, the proposed property to be acquired. The DHADC will publish an application, and update such application from time to time, to evaluate whether a developer meets the foregoing criteria.

Sales Prices for Land Bank Parcels

Except for parcels sold to eligible adjacent property owners, for FY 2024-25, properties will be initially offered at fair market value (“FMV”). Fair market value will be determined by the current assessed value of the Dallas Central Appraisal District. A discount will be available if project underwriting indicates that the discount is needed to ensure the viable sale to an income-qualified buyer.

Deed Restrictions and Right of Reverter for Land Bank Parcels

The DHADC will impose deed restrictions (also called “restrictive covenants”) on all parcels it sells.

1. *Properties to be developed for sale by Qualified Participating Developers:* the DHADC will impose deed restrictions to require the development and sale of the parcel to low-income households in accordance with the Code. Furthermore, once sold, the property must be occupied by a low-income household for a period of at least five (5) years. The Code requires that at least 25% of the properties must be deed restricted for sale to households with gross household incomes not greater than 60% AMI and that not more than 30% of the properties may be deed restricted for sale to households with gross household incomes greater than 80% AMI.
2. *Properties to be developed for rental housing by Qualified Participating Developers:* the DHADC will require the development and rental of the property to low-income households in accordance with the Code for a period of not less than fifteen (15) years. The Qualified Participating Developer will be required to: (a) lease 100% of the rental units to households with incomes not greater than 60% of AMI, based on gross household income, adjusted for family size for the Dallas Area Metropolitan Statistical Area as determined annually by HUD, (b) lease 40% percent of the total rental units to households earning no more than 50% of AMI, (c) lease 20% percent of the total rental units to households earning no more than 30% of AMI, (d) file an annual occupancy report with the City on a form provided by the City, and (e) impose deed restrictions that prohibit the exclusion of any individual or family from the development based solely on the participation of the individual or family in the housing choice voucher program under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f), as amended.
3. *Properties to be developed for commercial purposes:* the DHADC will require that the parcel be developed and maintained in accordance with the development plan for a minimum of 15 years.
4. *Properties to be sold to eligible adjacent property owners:* the DHADC will require that the eligible adjacent property owner maintain the property in accordance with all federal, state and local regulations for three (3) consecutive years. Furthermore, the eligible adjacent property owner will be prohibited from leasing, selling, or transferring the parcel to another person before the third anniversary of

the date the adjacent property owner purchased the parcel from the DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

The Dallas City Manager and/or the Director of Housing or their designee(s) shall have the authority to establish and revise maximum pricing for homes developed on properties purchased through the program in accordance with real estate market conditions in the City of Dallas. All DHADC properties will be conveyed with a right of reverter so that if the Qualified Participating Developer (residential development) or developer (commercial development) does not apply for a construction permit within eighteen (18) months from recording the Deed without Warranty and close on any construction financing within the three-year period following the date of the conveyance of the property from the DHADC to the Qualified Participating Developer/developer, the property will revert to the DHADC for subsequent resale to another Qualified Participating Developer/developer or conveyance to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. All DHADC properties previously sold and expected to be sold to eligible Qualified Participating Developer/developers will provide a Deed of Trust which may be subordinated only to a private financial institution's superior lien against the property for the purpose of securing project financing.

Reversion of Unsold Land Bank Properties

If a property is not sold within four (4) years to a Qualified Organization or a Qualified Participating Developer, the property will be transferred from the DHADC to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing entities before completion of the four-year period if the DHADC determines that the property is not appropriate for residential or commercial development. The DHADC may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period in accordance with Sections 379C.0106 and 379C.009 of the Local Government Code.

Parcel Exchange and Parcel Swap

The DHADC may permit a Qualified Participating Developer or Developer (collectively "Developer") to exchange a property purchased from the DHADC with any other property owned by the Developer, if the Developer: (1) agrees to construct on the other property affordable housing for low-income households as provided in this Plan and state law, and (2) the other property is located in a planned development incorporating the property originally purchased from the DHADC or another location as approved by the DHADC. The DHADC shall adjust the deed restrictions for each of the properties exchanged by the Developer under this section in a manner consistent with the Code.

The DHADC may sell two adjacent properties that are owned by the DHADC to a Qualified Participating Developer if at least one of the properties is appropriate for residential

development and the Developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

The DHADC may also allow a Developer to swap a parcel previously purchased from the DHADC with a new parcel purchased from the DHADC if the DHADC determines, in its sole discretion, that: (1) the Developer timely made the request, and (2) the cost to develop affordable housing or a commercial use on the previously purchased parcel is prohibitively expensive. In such instances, the Developer must submit a proposal for the new parcel in accordance with the application process.

Design Guidelines

The DHADC strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. When required, developers will be required to demonstrate that the neighborhood association near the land to be developed has been consulted on any and all design issues. Developers should obtain feedback from neighborhood residents and collaborate to ensure that designs are compatible with existing housing and development patterns.

Supportive Funding

Attachment B reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this Program, as approved by the City Council of the City of Dallas at the time of adoption of this Plan.

ATTACHMENT A Community Housing Development Organizations

CHDO	Geographic Boundary	Date Certified
Notre Dame Place 2920 Forest Lane, Suite 115 Dallas, Texas 75234 214.497.9269 jwd@orionrealty.com Joseph Dingman	City Wide	contact staff for certification date
Builders of Hope 2215 Canada Drive Dallas, Texas 75212 214.920.9850 jarmstrong@bohcdc.com James Armstrong	City Wide	contact staff for certification date
Brompton Community Development Corporation 3701 Kirby Drive, Ste. 860 Houston, Texas 77098 www.Bromptonchdc.org Eleanor Miles Fanning	City Wide	contact staff for certification date
Southfair Community Development Corporation 2610 Martin Luther King Blvd. Dallas, TX 75215 www.SouthfairCDC.org Annie Evans	City Wide	contact staff for certification date

ATTACHMENT B
Anticipated FY 2024-25 Sources and Amounts of Funding
for the Development of Affordable Housing

HOUSING DEVELOPMENT ASSISTANCE

**Community Housing Development Organization Development Loan Program
(HOME)**

FY 2024-25	\$765,000
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A CHDO is a private nonprofit, community-based service organization that has significant capacity and whose primary purpose is to develop affordable housing for the community it serves. Certified CHDOs receive special designation from the City of Dallas (City). The HOME Investment Partnership (HOME) Program definition of a CHDO is found at 24 CFR Part 92.2. HUD requires that 15% of the City's HOME allocation each year be made available to CHDOs for the development of affordable homebuyer or rental housing. The City provides various forms of financing as grants and loans, including construction subsidy, gap financing, predevelopment assistance and operating assistance.

For more information, contact the Department of Housing and Community Development at 214-670-3644.

MIHDB Fee-in-Lieu Funds for Housing Development

FY 2024-25	\$3,000,000
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The Mixed Income Housing Development Bonus Program (MIHDB) incentivizes mixed income multifamily and mixed-use development through various zoning bonuses. Created in 2019 and amended in 2022, the MIHDB program trades additional development rights (such as height, floor area ratio, density, and reduced parking minimums) in multifamily and mixed-use developments for onsite affordable housing units or a fee in lieu of onsite provision.

These by-right bonuses are available in MF – Multifamily Districts and MU – Mixed Use Districts, specifically MF-1(A), MF-2(A), and MF-3(A) Multifamily Districts and MU-1, MU-2, and MU-3 Mixed Use Districts. Today, these districts represent approximately 15,000 acres across the city. The bonuses are also available by right in planned development districts that refer to Chapter 51A-4.1100, the section of the development code that regulates the MIHDB program.

In all eligible zoning districts, developers may choose to use the bonus and build the unit onsite or they may choose to pay a fee instead of onsite units. All program fees and fees in lieu of affordable housing are added to the MIHDB Fund and intended to be used to produce and preserve affordable housing, further equity, and to promote strong communities.

For more information, contact the Department of Housing and Community Development at 214-670-3644.

Dallas Housing Finance Corporation (DHFC)

On April 25, 1984, the City Council approved creation of the DHFC, a public instrumentality and nonprofit corporation, and adopted the Articles of Incorporation. The purpose of the DHFC was to issue revenue bonds on behalf of the City for the purpose of providing funds to finance multifamily developments and mortgage loans for the purchase of single-family homes that serve low to moderate income households. On March 28, 1990, the DHFC bylaws were amended to expand the eligible loan area to citywide for the single-family mortgage program. In February 2007, the DHFC bylaws were amended to allow the DHFC to purchase, lease, hold title to, and take an ownership interest in a residential development subject to City Council approval.

Funding subject to availability. For more information, contact the Department of Housing and Community Development at 214-670-3644.

ATTACHMENT C
List of Properties Eligible for Sale to the Land Bank in FY 2024-2025
(By Projected AMI Target)

			AMI 60% and below				AMI 61-80%		
	CD		Address	CD		Address			
1	7	2327	LAWRENCE ST	2	5417	RIVERSIDE DR			1
2	7	4419	CANAL ST	4	1305	BADEN ST			2
3	4	1217	BOSWELL ST	5	502	RAYENELL AVE			3
4	5	559	PLEASANT VISTA DR	4	3708	OPAL AVE			4
5	7	2802	MARDER ST	4	921	WACO AVE			5
6	4	1125	COMPTON ST	4	2918	FORDHAM RD			6
7	7	2731	MACON ST	11	8600	MIDPARK RD			7
8	7	5027	ECHO AVE	5	1227	HILLBURN DR			8
9	7	5106	SLATER ST	7	2746	MAURINE F BAILEY WAY			9
10	4	1204	S EWING AVE	7	5007	MARNE ST			10
11	7	7912	HULL AVE	4	1127	COMPTON ST			11
12	5	2320	SUNBEAM AVE	5	1019	HAYMARKET RD			12
13	7	2345	GARDEN DR	5	2451	MOONLIGHT AVE			13
14	7	2418	LAWRENCE ST	2	5413	RIVERSIDE DR			14
15	5	707	BETHPAGE AVE	7	5808	CARLTON GARRETT ST			15
16	8	7001	S LANCASTER RD	2	5409	RIVERSIDE DR			16
17	5	322	N MASTERS DR	7	6232	HOLLIS AVE			17
18	8	2445	PARKCLIFF DR	7	2439	ST CLAIR DR			18
19	8	5261	BONNIE VIEW RD	8	15323	BUDEUDY DR			19
20	8	3002	STAG RD	6	2331	MANANA DR			20
21	5	5300	CLAYPOOL RD	4	3421	E LEDBETTER DR			21
22	7	4712	HUEY ST	7	2438	ST CLAIR DR			22
23	7	5411	PARKDALE DR	2	1960	HIGHLAND RD			23
24	7	3817	DIXON AVE	7	4508	HAMILTON AVE			24
25	4	1109	COMPTON ST	5	2703	SANTA CRUZ DR			25
26	8	13328	LENOSA LN	3	1001	S WALTON WALKER BLVD			26
27	7	4934	CROZIER ST	7	4729	STOKES ST			27
28	7	3918	MARSHALL ST	4	220	NORTH SHORE DR			28
29	7	2515	GHENT ST	10	8302	FAIR OAKS CROSSING			29
30	4	1123	COMPTON ST	5	5300	CLAYPOOL RD			30
31	7	2420	ST CLAIR DR	4	1223	COMPTON ST			31
32	5	5300	CLAYPOOL RD	4	1401	HENDRICKS AVE			32
33	5	642	BETHPAGE AVE	5	610	ELWAYNE AVE			33
				7	2414	ANDERSON ST			34
				8	2820	MOJAVE DR			35
				7	2437	ST CLAIR DR			36

3	4929	DUNCANVILLE RD	37
		W GROVER C WASHINGTON	
4	111	AVE	38
5	750	EZEKIAL AVE	39
4	1222	BLISS ST	40
5	5300	CLAYPOOL RD	41

		AMI 81-115%		AMI 81-115%	
	CD	Address	CD	Address	
1	8	9999 VIDA LN	4	1720 11TH ST	32
2	7	4503 WAHOO ST	7	2254 GARDEN DR	33
3	7	3500 OSAGE CIR	7	2623 SOUTHLAND ST	34
4	8	3962 AVOCADO DR	4	2803 MORRELL AVE	35
5	7	4716 HUEY ST	4	3444 CONWAY ST	36
6	7	2511 DYSON ST	7	3216 CLEVELAND ST	37
7	7	2711 HUNTER ST	7	3114 TUSKEGEE ST	38
8	5	612 612 PLEASANT DR	7	2715 CROSS ST	39
9	7	2413 2413 ST CLAIR DR	7	3510 FRANK ST	40
10	5	8517 SAN MARINO	6	5726 BERNAL DR	41
11	2	5405 RIVERSIDE DR	7	2311 CROSS ST	42
12	8	112 S BELTLINE	7	4635 VERDUN AVE	43
13	7	4319 YORK ST	7	2815 COLONIAL AVE	44
14	7	7904 HULL AVE	7	2640 SOUTHLAND ST	45
15	5	2843 DON ST	7	4335 COPELAND AVE	46
16	4	1115 COMPTON ST	4	2756 E ANN ARBOR AVE	47
17	4	816 STELLA AVE	7	2633 MARTIN LUTHER KING JR BLVD	48
18	5	5300 CLAYPOOL RD	7	2720 HECTOR ST	49
19	7	3945 HANCOCK ST	7	2618 TANNER ST	50
20	4	2433 STOVALL DR	7	3521 PENELOPE ST	51
21	8	800 OSLO LN	7	3112 TUSKEGEE ST	52
22	5	5300 CLAYPOOL RD	3	5512 SINGING HILLS DR	53
23	2	5409 RIVERSIDE DR	7	2909 GAY ST	54
24	7	2814 BRIGHAM LN	7	2530 ROMINE AVE	55
25	5	1324 FRIENDSHIP DR	7	2226 GREER ST	56
26	4	1121 COMPTON ST	4	3234 DAHLIA DR	57
27	8	2247 HANDLIN ST	7	2820 HOLMES ST	58
28	7	3807 SPENCE ST	4	3612 IDAHO AVE	59
29	7	1 MOSSGLEN DR	7	3719 PENELOPE ST	60
30	7	1709 GARDEN DR	7	2602 EUGENE ST	61
31	7	4300 SCYENE RD	5	425 CHEYENNE RD	62

ATTACHMENT D
List of Potential Developers Eligible for the Purchase of Land Bank lots
in FY 2024-2025

1. Builders of Hope CDC
2. Confia Homes, LLC
3. Dallas Area Habitat for Humanity, Inc.
4. Marcer Construction Company, LLC
5. Hedgestone Investments, LLC
6. Black Island, LLC
7. Affluency Homes, LLC
8. Beharry Homes, Inc.
9. Titan and Associates, Inc.
10. Oland Living, LLC
11. Masa Design Build, LLC
12. Texas Heavenly Homes, LTD
13. Covenant Homes Construction & Renovation, LLC
14. Andrews Development & Holdings, LLC
15. Fair Park Central, LLC
16. Muleshoe Properties, Inc.
17. Camden Homes, LLC
18. KH Solutions, Inc.
19. Citybuild CDC
20. SG Provision, LLC
21. BJT Homes, LLC
22. BC Workshop, Inc.
23. KAH Holdings, Inc.
24. Southfair CDC
25. Mill City NA
26. Texas Community Builders
27. Notre Dame Place, Inc.
28. Invest in South Dallas, LLC
29. The Golden Seeds Foundation
30. New Vision Properties and Land Inc.
31. AE Equity Group
32. 265 Homes, LLC
33. Open Mindframe Ventures, LLC
34. FOCIS

ATTACHMENT E
Proposed Development Plan for Affordable Housing Developments
on Land Bank Properties in FY 2024-2025

AMFI Restrictions

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes 81% and 115% of AMFI.

Development Guidelines

Units constructed should have access to public sewer, public water, public road and any other necessary utilities. Units constructed should be a minimum of 1200 square feet with a minimum of 2 bedrooms and 1 bath. Housing units constructed should meet certain physical standards intended to provide quality affordable housing that is durable and energy efficient. Construction must meet all local codes. Units must be equipped with the following Energy Star rated appliances: refrigerator, range/oven, and dishwasher. A garbage disposal must also be installed.

Design Guidelines

The Land Bank Program strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. Developers should obtain feedback from Planning and Urban Design, with assistance from the Land Bank Program Manager, to ensure that designs are compatible with existing housing and development patterns.

Development Timeframe

All purchasers of property from the Land Bank must apply for a construction permit within 6 months from recording the Deed without Warranty and close on any construction financing within three (3) years from recording the Deed without Warranty. Developer

must complete the sale of a unit to an income eligible homebuyer within four (4) years from the filing date of the deed transferring the lot from DHADC to the eligible developer.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3804

Item #: G.

Office of Homeless Solutions and the Department of Housing and Community Development Properties Update for projects located at 1950 Fort Worth Avenue; 4150 Independence Drive; 9019 Vantage Point; and 2929 S. Hampton Road
[Christine Crossley, Director, Office of Homeless Solutions; Darwin Wade, Assistant Director, Department of Housing & Community Development]

Memorandum



CITY OF DALLAS

DATE December 10, 2024

TO Honorable Chair and Members of the Housing and Homelessness Solutions Committee

SUBJECT **Office of Homeless Solutions and the Department of Housing and Community Development Properties Update**

The Chair of the Housing and Homelessness Solutions Committee (HHS) requested that the four (4) properties currently in varying stages of development be reported on moving forward via a project tracker. Attached, please find a high-level overview of the listed properties, as of today:

- Fort Worth Avenue
- Independence Drive
- Vantage Point
- Hampton Road

As the properties continue through the phases of development the tables will be revised monthly with most current information. Should you have any questions, please contact me or Cythnia Rogers- Ellickson, Director of the Department of Housing and Neighborhood Revitalization.

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Alina Ciocan
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager (I)
Tammy L. Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Ft Worth Ave.

Purchase Date - 12/23/2020

Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Community liaison committee as required by SUP is being formed with notifications sent to property owners	Underway	St. Jude, Inc.	St. Jude, Inc.	Six responses received from neighbors. Committee meetings are expected to start early 2025.
Architecture and design collaboration work is ongoing and on schedule. Schematic Design and Design Development is 100% complete. Currently in construction document phase	Underway	Kirksey Architects and St. Jude, Inc.	HOU	
Building permit application has been submitted	November 15	Kirksey Architects and St. Jude, Inc.		
Submitted RFP for project-based vouchers to Dallas Housing Authority	November 15	St. Jude, Inc.		

Estimated Completion Date – December 31, 2025

Estimated Resident Move-in Date – February-March 2026

Bed Totals – 72 (current, pre-re-design)

Independence Dr.				
Purchase Date – 3/31/2022				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
One PSH NOFA submission was received on November 18, 2024.	NOFA application is currently under review	HOU and OHS	HOU, OHS, Consultants, and Housing Forward	
Estimated Completion Date – January 2026				
Estimated Resident Move-in Date – March 2026				
Bed Totals - minimum of 100 as required by NOFA application				

Vantage Point				
Purchase Date - 08/23/2023				
Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
Acquisition/Rehabilitation Completion	August 2023- July 2024	HOU	HOU	
Estimated Completion Date – Renovations are 100% complete. One-hundred eight (108) or seventy-nine percent (79%) of the one-hundred thirty-six (136) rooms are occupied. Currently, there are 28 rooms left to lease.				
Estimated Resident Move-in Date – March 2024				
Bed Totals – 136				

Hampton Dr.

Purchase Date – 9/24/2022

Item	Key Dates / Deadline	OHS / HOU Led	Involved Staff, Departments, and / or Orgs (Internal / External)	Updates, Notes, and Next Steps
2929 S Hampton will be brought forward to the December HHS Committee meeting for guidance on next steps.				
Estimated Completion Date - TBD				



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3805

Item #: H.

December 11, 2024 City Council Agenda Item: Authorize the Dallas Public Facility Corporation to acquire, develop, and own the Burnett Lofts, a mixed-income, multifamily development to be located at 512 North Ewing Avenue, Dallas Texas 75203 and 801 North Lancaster Avenue, Dallas, Texas 75203 (Project); and enter into a seventy-five-year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project
[Cynthia Rogers-Ellickson, Director, Department of Housing and Community Development]

Memorandum



CITY OF DALLAS

December 10, 2024

DATE

Honorable Members of the City Council Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

TO

Upcoming Agenda Item: Authorize the Dallas Public Facility Corporation to acquire, develop, and own the Burnett Lofts, a mixed-income, multifamily development to be located at 512 North Ewing Avenue, Dallas Texas 75203 and 801 North Lancaster Avenue, Dallas, Texas 75203 (Project); and enter into a seventy-five- year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project

SUBJECT

This memorandum is to inform the Housing and Homelessness Solutions Committee of an upcoming agenda item on December 11, 2024 to authorize the Dallas Public Facility Corporation (Corporation) (1) to acquire, develop and own the Burnett Lofts, a mixed-income, multifamily development to be located at 512 North Ewing Avenue, Dallas Texas 75203 and 801 North Lancaster Avenue, Dallas, Texas 75203 (Project); and (2) enter into a seventy-five-year lease agreement with Savoy Equity Partners, LLC (Applicant) or its affiliate, for the development of the Project.

BACKGROUND

The City is authorized by the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (Act), to create a public facility corporation for the purposes established in the Act, including the financing, acquisition, construction, and leasing of public facilities under the Act. On June 24, 2020, by Resolution No. 20-1035, City Council authorized the creation of the Corporation pursuant to the Act to further the public purposes stated in the Corporation's Articles of Incorporation and Bylaws, which were subsequently amended by Resolution No. 22-1194 (Bylaws). Section 6.2 of the Corporation's bylaws requires City Council approval by written resolution prior to entering into any agreement that would result in a property tax exemption. Per Section 7.3 of the bylaws, any public facility related to multifamily residential development of the Corporation shall not proceed unless (1) the development of the public facility could not be feasible but for the Corporation's participation, and (2) the development of the public facility is in furtherance of the City of Dallas' Comprehensive Housing Policy which has been restated in and replaced by the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog.

Savoy Equity Partners, LLC (Applicant), a Texas limited liability company, submitted an application to the Corporation for the development of the Burnett Lofts, a 172-unit mixed income multifamily development to be located at 512 North Ewing Avenue, Dallas Texas 75203 and 801 North Lancaster Avenue, Dallas, Texas 75203 (Project). The Corporation will own the site and improvements and lease the Project back to the Applicant or its affiliate. Pursuant to the

Act, any public facility owned by a public facility corporation is exempt from all ad valorem taxes. To qualify as a public facility pursuant to the Act, a multifamily property must reserve at least 40% of the units for residents earning at or below 80% of the Area Median Income (AMI) and at least 10% of the units for residents earning at or below 60% of the AMI. The Project will reserve 42% of these units at 80% AMI and below and 10% of these units at 60% AMI and below and 48% of the units at market rate.

On September 24, 2024, the DPFC Board of Directors adopted a resolution authorizing the negotiation and execution of a term sheet for the Burnett Lofts in partnership with the Applicant. The Applicant is a limited liability company, Savoy Equity Partners, LLC. This partner is Texas-based with real estate development and multifamily construction experience. Their current multifamily portfolio totals approximately 500 self-built units with approximately 600 additional units in various stages of development.

The Project will be located in southern Dallas, just south of Trinity River off 35E in North Oak Cliff. The Project will be situated on two 1.6-acre sites on Lancaster Avenue and N Ewing Avenue. Amenities will include a sky lounge and a resident coworking space and is accessible to Dallas Area Rapid Transit bus stops. The Project is zoned for multifamily development without any opposition. The Applicant has held a meeting with the surrounding neighborhoods and has received support from each neighborhood group. The Applicant will consult with the Office of Integrated Public Safety Solution for security input, community activities and crime prevention through environmental design.

The anticipated unit mix and rental rates are as follows:

Unit Type	AMI	Units	Rent
1BR	60%	14	\$1,188
1BR	80%	54	\$1,584
1BR	Market	62	\$1,708
2BR	60%	2	\$1,425
2BR	80%	18	\$1,900
2BR	Market	22	\$2,445

The rents for individuals and families earning between 60% and 80% AMI are meant to provide housing to the “missing middle” of the market: residents who earn above low-income housing tax credit income restrictions of 60% AMI but would be cost burdened by market rents. These incomes range from approximately \$54,560.00 to \$77,900.00 in the City based on family size and represent a wide variety of employment sectors including, but not limited to, teachers, first responders, government employees, health care providers, etc. The rents for individuals and families earning below 60% are included provide deeper affordability at this property. These incomes range from \$40,920.00 to \$58,440.00 depending on family size.

Total development costs are anticipated to be approximately \$37,695,541.00 which includes the acquisition price for the land. The development budget less soft/financial costs is anticipated to be approximately \$30,890,693.00, which is \$179,597.00 per unit.

Proposed Financing Sources		Amount
Mortgage Loan		\$ 25,604,604.00
Developer/Investor Equity		\$ 12,090,937.00
Total		\$37,695,541.00
Proposed Uses		Amount
Development Costs		\$ 24,828,853.00
Land Acquisition		\$ 5,630,679.00
Soft Costs/Other Costs		\$ 6,804,848.00
Contingency		\$ 431,161.00
Total		\$37,695,541.00

The Project will be owned by the Corporation and leased to the Applicant for a period of 75 years. In consideration for the Corporation’s participation in the Project, the Corporation is estimated to receive \$124,654,359.00 in revenue over the 75 years of the lease. Potential proceeds to the DPFC include (1) a \$250,000.00 structuring fee paid at closing; (2) an estimated \$230,000.00 general contractor fee, half collected at closing and half collected at stabilization; (3) lease payments starting at \$144,480.00 and increasing by 3% annually upon stabilization; (4) a 15% sales commission after repayment of debt, equity, and preferred equity returns upon first sale of the Project; and (5) a 2% sales commission on all future sales. In the event of a sale during the life of the Project, the Corporation will continue to receive the annual lease payments. Upon termination of the 75-year lease, the Corporation will own the Project free and clear.

The Corporation’s board, counsel and financial advisors have confirmed that this Project would not be feasible but for the Corporation’s participation and that the Project furthers the goals of the DHP33. The Corporation’s board recommends approval of this item to allow this mixed-income housing development to move forward.

On September 24, 2024, the Dallas Public Facility Corporation Board of Directors approved the negotiation and execution of a term sheet with the Applicant.

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development at Cynthia.Rogersellic@Dallas.gov or 214-670-3601.

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Robin Bentley,
Assistant City Manager (I)

c:

Kimberly Bizzor Tolbert City Manager (I)
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Directors and Assistant Directors



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-3810

Item #: I.

January 22, 2025 City Council Agenda Items related to Paradise Gardens, an affordable multifamily development to be located at 1500 North Garrett Avenue, Dallas, TX 75206 (Project), including: (1) a public hearing to receive comments regarding an application by LIH Paradise Gardens Preservation, LP, an affiliate of LEDG Capital, LLC (collectively, Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for the Project, and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant's application to the TDHCA; and (2) authorize (i) the Dallas City Council to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended, of the issuance of multifamily residential mortgage revenue bonds issued by the Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in an amount not to exceed \$18,000.00 (Bonds); proceeds of the Bonds to be loaned to Applicant to finance a portion of the Project; and (ii) the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, to the property on which the Project will be constructed and the use of proceeds of the Bonds to finance and construct the Project
[Jaclyn Schroeder, Administrator (I), Department of Housing & Community Development; Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation]

Memorandum



CITY OF DALLAS

DATE December 10, 2024

Honorable Members of the City Council Housing and Homelessness Solutions
TO Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin Gracey, Chad West, Gay Donnell Willis

SUBJECT **Upcoming Agenda Item – Paradise Gardens: 4% Non-Competitive Low Income Housing Tax Credits located at 1500 North Garrett Avenue, Dallas, TX 75206 (Project) including Resolution of No Objection and TEFRA Approval**

This memorandum is to inform the Housing and Homelessness Solutions (HHS) Committee of an upcoming public hearing on January 22, 2025 to receive comments regarding an application by LIH Paradise Gardens Preservation, LP, an affiliate of LEDG Capital, LLC (collectively, Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for Paradise Gardens located at 1500 North Garrett Avenue, Dallas, TX 75206 (Project); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of the Project; and the item to **(1)** act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC) in one or more series of tax-exempt bonds in an amount not to exceed \$18,000,000.00; proceeds of the Bonds will be loaned to Applicant to finance a portion of the cost of the renovation of units for the Project; and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Project will be constructed and the use of proceeds of the Bonds issued by the DHFC pursuant to the Act to finance and construct the Project; a public hearing with respect to the Bonds and the Project was held on April 18, 2024 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code.

This application came later in the Texas Bond Review Board lottery cycle but received their reservation on August 21, 2024 making their 180-day bond expiration date February 17, 2025.

BACKGROUND

LIH Paradise Gardens Preservation, LP, or its affiliate (Applicant), a Texas limited partnership, submitted a Request for Resolution application to the City for a Resolution of No Objection for its application to TDHCA for 2024 4% Non-Competitive Housing Tax Credits (4% Housing Tax Credits). The 4% Housing Tax Credits will be used

DATE **December 10, 2024**
SUBJECT **Upcoming Agenda Item – Paradise Gardens: 4% Non-Competitive Low Income Housing Tax Credits located at 1500 North Garrett Avenue, Dallas, TX 75206 (Project) including Resolution of No Objection and TEFRA Approval**
PAGE **2 of 5**

for the redevelopment of Paradise Gardens, a 113-unit multifamily complex located at 1500 North Garrett Avenue, Dallas, TX 75206 (Property). A purchase and sale agreement for the Property has been executed between the current owner of the Property and an affiliate of the Applicant. TDHCA requires 4% Housing Tax Credit applicants to provide a Resolution of No Objection from the governing body of the jurisdiction in which the proposed development will be sited. As part of these TDHCA requirements, the governing body must also conduct a public hearing for citizens to provide comment on the proposed development. Once a resolution is adopted and submitted to TDHCA, it cannot be changed or withdrawn.

As provided for in 10 TAC §11.3(d), it is hereby acknowledged that the proposed Project is located one linear mile or less from a development that serves the same type of household Target Population as the proposed Project and has received an allocation of Low Income Housing Tax Credits (or private activity bonds) for new construction in the three-year period preceding the date the Certificate of Reservation is issued, and that the City Council, as the Governing Body, has by vote specifically allowed the construction of the Project and authorized an allocation of Housing Tax Credits for the Project. This project is located in Council District 2, it is not a Racially/Ethnically Concentrated Area of Poverty (R/ECAP) and therefore a TDHCA waiver is supported by City staff for the project location.

The Applicant, LIH Paradise Gardens Preservation, LP, is proposing to redevelop the Property. A to-be-formed single asset entity or its affiliate with the Dallas Housing Finance Corporation (DHFC) as 100% owner, will be the general partner. A to-be-formed limited liability company or its affiliate with Paradise Gardens Manager, LLC, a Texas limited liability company as 100% owner, will be the special limited partner. An amended and restated agreement of limited partnership will be executed to admit the tax credit equity investor as investor member once identified.

Paradise Gardens is a 1932 built, 113-unit, affordable housing property located in Dallas, TX where 80 percent of the units are unrestricted (market-rate) and 20% of the units are under a 1-year Housing Assistance Payment (HAP) contract. The Applicant proposes to acquire the property and renovate all 113 units. The units are comprised of 96 one-bedroom and 17 two-bedroom units. The scope of the rehab will be a comprehensive interior renovation of common areas and unit interiors, mechanical systems (HVAC), elevators, roof repairs, common grounds/landscaping, exterior doors, fences and parking lot repairs. The rehab scope will be focused on in-unit improvements that more directly benefit residents and avoid issues typical of wood-framed older properties.

The full scope of work will include but is not limited to:

- New asphalt shingle roofing
- New windows and doors at all dwelling units

DATE **December 10, 2024**

SUBJECT **Upcoming Agenda Item – Paradise Gardens: 4% Non-Competitive Low Income Housing Tax Credits located at 1500 North Garrett Avenue, Dallas, TX 75206 (Project) including Resolution of No Objection and TEFRA Approval**

PAGE **3 of 5**

- HVAC replacement/upgrades in all units
- New flooring at all dwelling units
- Replacement of all unit kitchen cabinets, countertops, appliances, and plumbing fixtures
- Repainting of unit interiors
- Parking lot improvements
- Repair/replacement of drywall, baseboards as needed
- Replacement of all dwelling unit bathroom cabinets, countertops, and finishes
- New exterior paint
- Accessibility upgrades including making 4 units fully handicapped accessible
- Repair/replacement of accessible path of travel
- Landscaping improvements

Amenities include a shared laundry room, library, community room, security cameras and supportive services. Applicant plans on adding free community-wide Wi-Fi, picnic areas, and BBQs. Social services will include financial literacy, employment readiness, and health and nutrition education.

Planned rehab includes light tenant-relocation during rehab. The project team is committed to minimizing the disruption and hardship this temporary relocation will cause and will work with households to ensure they are well informed and well supported during their relocation. A Relocation Coordinator will work directly with households to ensure that counseling and advisory services are offered to residents in an efficient manner by a familiar face. Renovations will be completed under occupied renovation with displacement only between the hours of 8am to 5pm. If for any reason the unit is not secure by 5 pm, the household is provided with a meal allowance of up to \$59 per person in the household and overnight lodging in a local hotel facility.

The Applicant will also work with the Office of Emergency Management and Crisis Response for security input/upgrades, community activities, and incorporate best practices of Crime Prevention Through Environmental Design (CPTED). Additionally, the Applicant will provide modern security features to include a full camera system, controlled access, a community crime watch program, and living environment for all residents and staff. a safe

Total development costs are estimated to be approximately \$34,078,746.00 which includes the acquisition price for the land. The construction budget is estimated to be approximately \$5,284,299.00 which is \$46,354.00 per unit.

Proposed Financing Sources	Amount
Permanent Financing	\$13,913,300.00
Tax Credit Equity	\$10,955,000.00

DATE **December 10, 2024**

SUBJECT **Upcoming Agenda Item – Paradise Gardens: 4% Non-Competitive Low Income Housing Tax Credits located at 1500 North Garrett Avenue, Dallas, TX 75206 (Project) including Resolution of No Objection and TEFRA Approval**

PAGE **4 of 5**

Net Operating Income	\$ 831,521.00
Seller Note	\$ 5,750,000.00
Deferred Developer Fee	\$ 2,628,925.00
Total	\$34,078,746.00

Proposed Uses	Amount
Acquisition Cost	\$20,075,000.00
Construction Contract	\$ 5,284,299.00
Construction Contingency	\$ 528,430.00
Soft Costs	\$ 739,896.00
Financing Costs	\$ 1,736,281.00
Syndication Costs	\$ 65,000.00
Capitalized Interest	\$ 831,521.00
Reserves	\$ 997,197.00
Developer Fee	\$ 3,821,122.00
Total	\$34,078,746.00

The existing 90 market-rate units will become affordable housing units with a LIHTC LURA and the 23 HAP units. The rental restrictions will be broken down as follows: 23 of the 113 units are reserved for households earning between 0%-30% of Area Median Income (AMI), 62 of the 113 units are reserved for households earning between 0%-60% of AMI, and 28 of the 113 units are reserved for households earning between 0%-80% of AMI.

On April 12, 2023, the City Council adopted the Dallas Housing Policy 2033 (DHP33) by Resolution No. 23-0443, and the Dallas Housing Resource Catalog that includes the approved programs in support of Housing Tax Credits by Resolution No. 23-0444.

On January 9, 2024, the DHFC Board of Directors adopted a resolution declaring its intent to issue bonds for the Property and authorized the filing of an application for allocation of private activity bonds with the Texas Bond Review Board.

To receive DHFC staff recommendation for a resolution of no objection, the applicant must satisfy all threshold requirements, rehabilitation requirements, and affirmatively further fair housing. The Development has been found to affirmatively further fair housing by the Office of Fair Housing. After review, the Applicant has satisfied all application requirements and staff recommends a resolution of no objection.

DATE **December 10, 2024**

SUBJECT **Upcoming Agenda Item – Paradise Gardens: 4% Non-Competitive Low Income Housing Tax Credits located at 1500 North Garrett Avenue, Dallas, TX 75206 (Project) including Resolution of No Objection and TEFRA Approval**

PAGE **5 of 5**

Should you have any questions or require any additional information, please contact me or Cynthia Rogers-Ellickson, Director, Department of Housing & Community Development at Cynthia.RogersEllic@Dallas.gov or 214-670-3601.

Service First, Now!



Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert City Manager (I)
Tammy Palomino, City Attorney
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