

January 22, 2020

WHEREAS, the City of Dallas (City) recognizes the importance of its role in local economic development; and

WHEREAS, on May 9, 2018, City Council adopted the Comprehensive Housing Policy (CHP) and created the Dallas Housing Policy Task Force to **(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 by Resolution No. 18- 0704; and

WHEREAS, the CHP prioritizes the creation of neighborhood empowerment zones in stabilization areas to help the City preserve affordability or deconcentrate racially and ethnically concentrated areas of poverty (RECAP); and

WHEREAS, the CHP designates the Forest District area as a stabilization area; and

WHEREAS, City Council established the Residential Neighborhood Empowerment Zone (NEZ) Program to allow grants of public money to promote local economic development in the City under Chapter 380 of the Texas Local Government Code; and

WHEREAS, Title 12 of the Local Government Code, Section 378.002 requires that the creation of the City of Dallas Neighborhood Empowerment Zone No. 14 (City of Dallas NEZ No. 14) promote: **(1)** the creation or rehabilitation of affordable housing in the zone, or **(2)** an increase in economic development in the zone, or **(3)** an increase in the quality of social services, education or public safety provided to the residents of the zone; and

WHEREAS, the City finds that the creation of the City of Dallas NEZ No. 14 will promote the creation or rehabilitation of affordable housing in the zone through the Residential NEZ Program; and

WHEREAS, the City finds that the creation of the City of Dallas NEZ No. 14 benefits the public and is for the public purpose of increasing the public health, safety, and welfare of the persons in the municipality; and

WHEREAS, the City finds that the creation of the zone satisfies the requirements of the Property Redevelopment and Tax Abatement Act Section 312.202 in that the Forest District area retards the provision of housing accommodations in its present condition and use because of a substantial number of substandard, deteriorated, or deteriorating structures; and the predominance of defective or inadequate sidewalks or streets; and

WHEREAS, on November 28, 2018, City Council authorized amendments to the CHP to make technical changes to the Home Improvement and Preservation Program (HIPP), the Dallas Homebuyer Assistance Program (DHAP), and the New Construction and Substantial Rehabilitation Program by Resolution No. 18-1680; and

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WHEREAS, on May 22, 2019, City Council authorized a resolution in furtherance of the City of Dallas' efforts to support diverse racial, ethnic, cultural, and socio-economic backgrounds and to promote equity in the Dallas community, and Section 5 of that resolution declared the City's intent to promote equity in budgeting by Resolution No. 19-0804; and

WHEREAS, on May 22, 2019, City Council authorized an amendment to the CHP to add a Land Transfer Program to incentivize the development of quality, sustainable housing that is affordable to the residents of the City and the development of other uses that complement the City's CHP, economic development policy, or redevelopment policy by Resolution No. 19-0824; and

WHEREAS, on June 12, 2019, City Council authorized amendments to the CHP to amend and restate the low-income Housing Tax Credit policy by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council authorized amendments to the CHP to amend the DHAP, the HIPP Homeowner Program, and the HIPP Landlord Program by Resolution No. 19-1041; and

WHEREAS, on September 25, 2019, City Council authorized amendments to the CHP to create the Title Clearing and Clouded Title Prevention Pilot Program by Resolution No. 19-1498; and

WHEREAS, City Council must approve any addition to, alteration of, or deletion of a strategy, tool, or program in the CHP; and

WHEREAS, the City desires to maintain affordable housing, to provide greater fair housing choices, and to overcome patterns of segregation and concentrations of poverty; and therefore, it is in the best interest of the City to adopt certain amendments to the CHP; and

WHEREAS, it is in the best interest of the City of Dallas to **(1)** designate approximately 1,332 acres of property generally bounded by Al Lipscomb Way, Malcolm X Boulevard, Robert B. Cullum Boulevard, Pine Street, Central Expressway, and Lamar Street in the Forest District area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 14 (NEZ No. 14), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation or rehabilitation of affordable housing in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** declare that projects located within NEZ No. 14, within the Grand Park South Tax Increment Financing District, and eligible for the City's Residential NEZ Program may utilize real property and business personal property tax abatements under the provisions of the Residential NEZ Program; and **(3)** authorize the City Manager to execute individual tax abatement agreements and development grant agreements in amounts equal to development fees and certain development-related costs up to \$50,000.00 in accordance with the Residential NEZ Program.

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Now, Therefore,

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

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That City Council authorizes a resolution **(1)** designating approximately 1,332 acres of property generally bounded by Al Lipscomb Way, Malcolm X Boulevard, Robert B. Cullum Boulevard, Pine Street, Central Expressway, and Lamar Street in the Forest District area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 14 (NEZ No. 14), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation or rehabilitation of affordable housing in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** declaring that projects located within NEZ No. 14, within the Grand Park South Tax Increment Financing District, and eligible for the City's Residential NEZ Program may utilize real property and business personal property tax abatements under the provisions of the Residential NEZ Program; and **(3)** authorizing the city manager to execute individual tax abatement agreements and development grant agreements in amounts equal to development fees and certain development-related costs up to \$50,000.00 in accordance with the Residential NEZ Program.

SECTION 3. That the NEZ No. 14 is hereby created as depicted on the map attached as Exhibit A, describing the boundary of NEZ No. 14.

SECTION 4. That to be declared eligible for tax abatements and development grants in amounts equal to development fees and certain development-related costs, projects within NEZ No. 14 must meet the requirements of the Residential NEZ Program within the CHP, as amended.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.