

Memorandum



CITY OF DALLAS

DATE July 1, 2020

TO T.C. Broadnax, City Manager, Honorable Mayor and Members of the City Council

SUBJECT **Mixed Income Housing Challenge for TODs for Post-COVID-19 Economic Development Recovery Efforts**

Mr. Broadnax,

COVID-19 has caused the City and region many heartaches and challenges. But there are silver linings – for one, City staff members and their directors have shown incredible leadership and fortitude in meeting goals and timelines for economic recovery and for the protection of those who are the most vulnerable. We know that staff can rise to and meet hard challenges in crisis situations.

An ongoing challenge that Dallas has yet to conquer, which will only get worse post-COVID-19, is the lack of workforce housing. With this in mind, we ask you to harness the current momentum and the recent TOD analysis and take a giant leap forward in enabling the rapid construction of workforce housing.

We challenge the City of Dallas and DART to work collectively to meet the following objectives:

- Utilize available City of Dallas and/or DART land within one-half mile of up to ten (10) DART Transit stations.¹
- To produce mixed income housing developments with no less than **1,000 affordable units** servicing individuals with income levels between 30-120% AMI, with each site featuring affordable units.
- **Issue Construction Permits on all projects by August 30, 2021.**

Meeting this challenge will require major coordination of efforts between agencies and departments, as well as expedition of permitting and designs, identification of economic subsidies to support the affordability components, thoughtful and creative design work, and a general willingness by everyone to “cut through red tape.” Cutting “through red tape” includes, but is not limited to, providing concierge service to walk all development projects through the permitting process.

¹ City staff may invite Dallas Housing Authority (DHA) to participate in any and all aspects of this challenge to meet objectives.

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We propose the following timeline to meet the objectives:

- **August 2020 (Council Briefing) or (Housing and Homelessness Committee)**
 - DART, DHA, and City of Dallas Present up to ten (10) Proposed TOD Sites to Council, along with RFI (request for information) parameters.
 - The City *begins* analysis of *underground infrastructure* and projected needs for the proposed sites.
 - The City begins analysis of existing economic entitlements, and recommends expansions of TIF boundaries, if necessary.
 - The City develops station masterplans, considers placemaking opportunities to encourage pedestrian safety, considers modernized parking requirements (such as no parking minimums), and begins the process to change zoning as needed.
- **September/October 2020**
 - City of Dallas, in conjunction with DHA and/or DART, releases RFI (that includes available economic entitlements) on all Sites to Development Community.
- **November/December 2020 (Council Briefing)**
 - City of Dallas, in conjunction with DHA and/or DART, utilizes RFI results to compile RFPs for each site and presents concept to City Council.
 - Staff presents underground infrastructure needs to City Council.
- **January/February 2021**
 - Issuance of RFP for all sites.
- **TBD**
 - RFP due date should be early enough so projects can be awarded with enough time to meet the **August 2021** construction permit date on all projects.

Why is it important for us to tackle this challenge now? Other than the clear need for workforce housing, enabling aggressive expansion of real estate construction will help increase the City's desperately needed tax revenue.

When you brief the City Council and/or the Housing and Homelessness Committee, please be prepared to discuss the use of suggested funding mechanisms that could be available to potential builders, and *walk through a case example* of how PFC-financing (Public Facilities Corporation) could be utilized for at least one of the TOD sites. Please also consider the importance and relevancy of the Comprehensive Housing Policy in all efforts.

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Housing & Homelessness
Solutions Committee



Lee M. Kleinman, Chair
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Kris Sweckard, Director, Sustainable Development & Construction
Robert Perez, Director, Public Works
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