

Memorandum



CITY OF DALLAS

DATE August 26, 2024

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 **Dallas Housing Policy 2033 Implementation Update**

This memorandum provides information on the activities planned by the Department of Housing & Neighborhood Revitalization (Housing) related to the Dallas Housing Policy 2033 (DHP33) implementation efforts through the end of fiscal year 2023-24.

On April 13, 2023, the Dallas City Council approved Dallas Housing Policy 2033 (DHP33) that uses seven pillars of housing equity promoting cross-departmental collaboration, using a data-driven process to focus resources, setting goals for city-wide production and preservation, and integrating education and community engagement into all Housing activities. Housing has traditionally operated in a manner that was reactive, rather than proactive, to developer funding requests and processing applicant needs for home repair and homebuyer assistance. DHP33 has shifted Housing's approach on implementation actions to be more proactive to achieve greater opportunity and equity for Dallas residents.

HR&A Advisors is drafting Action Plans that will lay out an 18-month and 5-year set of milestones and is preparing a comprehensive look at the Dallas housing market. The analysis will present work production needed to meet the goals in the DHP33, and present findings on rental and ownership gaps throughout the City. Housing continues its contract with TDA Consultants, Inc. to provide technical support for development of the Neighborhood Revitalization Strategy Area (NRSA) plans in target areas, refining programs, and providing training to the executive team.

Following are updates to various activities and timelines associated with the DHP33 and Catalog, as well as programs and projects underway:

Item	Status	Timeline
Dallas Housing Policy 2033 Amendment	An amendment to Dallas Housing Policy 2033 (DHP33) that will dedicate 50% of Housing annual budget to the Equity Strategy Target Areas	June 12, 2024, City Council Agenda
Dallas Housing Resource Catalog Amendment	An amendment to Dallas Housing Resource Catalog (DHRC) for Land Transfer program to allow time to cure before reverter process starts and an amendment to development program to set 25% cap or \$5M for gap financing and limiting times a developer can apply for funding.	June 12, 2024, City Council Agenda

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Inclusive Housing Task Force (IHTF)	Selection of the IHTF and first meeting held on July 29,2024. Meetings are scheduled every other month for the first year.	May-July 2024
FY 2024-25 HIPP Applications	The Home Improvement & Preservation Program will receive applications from August 19-30, 2024. Housing is working with CXS/311 to advertise a citywide set of summer workshops and events to prepare applicants on how to apply for home repair assistance.	August 2024
Notice of Funds Available	The Housing NOFA will open in August 2024 to accept applications for available funding, primarily federal, MIHDB and BOND when it becomes available. Current and upcoming FY24-25 projects with partnership initiatives will be reviewed first; and developments with ownership opportunities will be priority.	August 2024
BOH Anti-Displacement Toolkit presented to HHS	Builders of Hope CDC (BOHCDC) is preparing a briefing on the Anti-Displacement toolkit.	Fall 2024
Action Plans and September HHS Meeting	HR&A to draft 18-month and 5-year Action Plans for ESTAs and prepare a data driven analysis of housing needs in Dallas. This will be presented at the September HHSC.	September 23, 2024
Community Land Trust	Housing is exploring options for developing a Community Land Trust (CLT) with corporations internal to the City. The Real Estate Council (TREC) is planning for Fall 2024 creation of a CLT.	Fall 2024
Special Initiatives and Partnerships	Working on Interlocal Agreements and special partnerships with school districts, churches and housing authority to better streamline efforts externally.	Fall 2024
Emergency Home Repair	The Emergency Home Repair Program was approved by Council on March 27, 2024. Housing is working with CAO to stand up the program and CXS/311 on a citywide awareness campaign.	Fall 2024
NRSA Plans	TDA Consultants is advising Housing on Neighborhood Revitalization Strategy Areas plans that HUD would need to approve. NRSA designation allows for	Winter 2024

	some federal rules to be relaxed within these areas, potentially making programs easier to administer. This topic will be explored further this year.	
Dashboard	Housing is working with Data Analytics & Business Intelligence (DBI) to create a dashboard that highlights Housing activity and displays project and budget information.	Winter 2024

City of Dallas Housing programs, notice of funding, community engagements, information on the DHP33 and DHRC can be found on Housing’s website at www.dallashousingpolicy.com.

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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