



City of Dallas

Development Services and Housing & Neighborhood Revitalization Affordable Housing Team

**Economic Development
Committee
April 3, 2023**

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City of Dallas

Presentation Overview



- Purpose
- Current Challenges
- Recommendations
- Metrics
- Next Steps



Purpose



- Facilitate affordable housing developments through the City of Dallas' permitting process
- Streamline the affordable housing permitting processes
- Create partnerships between City staff and affordable housing developers
- Centralize new single-family affordable housing resources
- Develop checks and balances during the permitting process



Current Challenges



- Rezoning is a 9–12-month process
- Legal Build Site and/or Platting takes 9-12 month to complete
- Projects in the flood plain
- Lack of water and wastewater infrastructure
- Transition, communication, demolition, park land fees, or hand-off between Departments
- Lack of permitting process familiarity



Recommendations



- City liaisons under one roof approach with assigned project coordinator (DSD, PUD, DFR, DWU, HOU)
- Incorporate preliminary plan review/permitting meetings
- Proactively start process of platting, rezoning, street access, and examining project sites for development suitability for City owned parcels
- Proactive Meet and Greet sessions with Developers for feedback and input



Recommendations



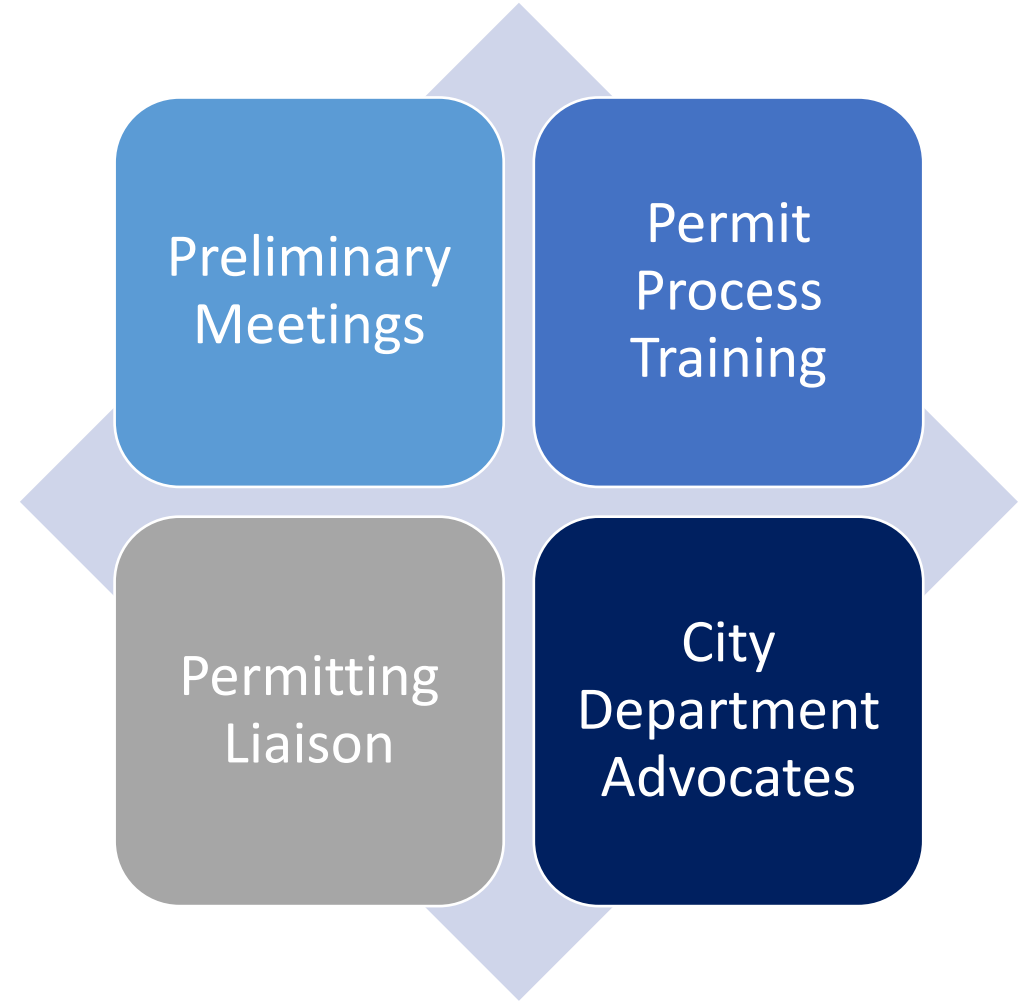
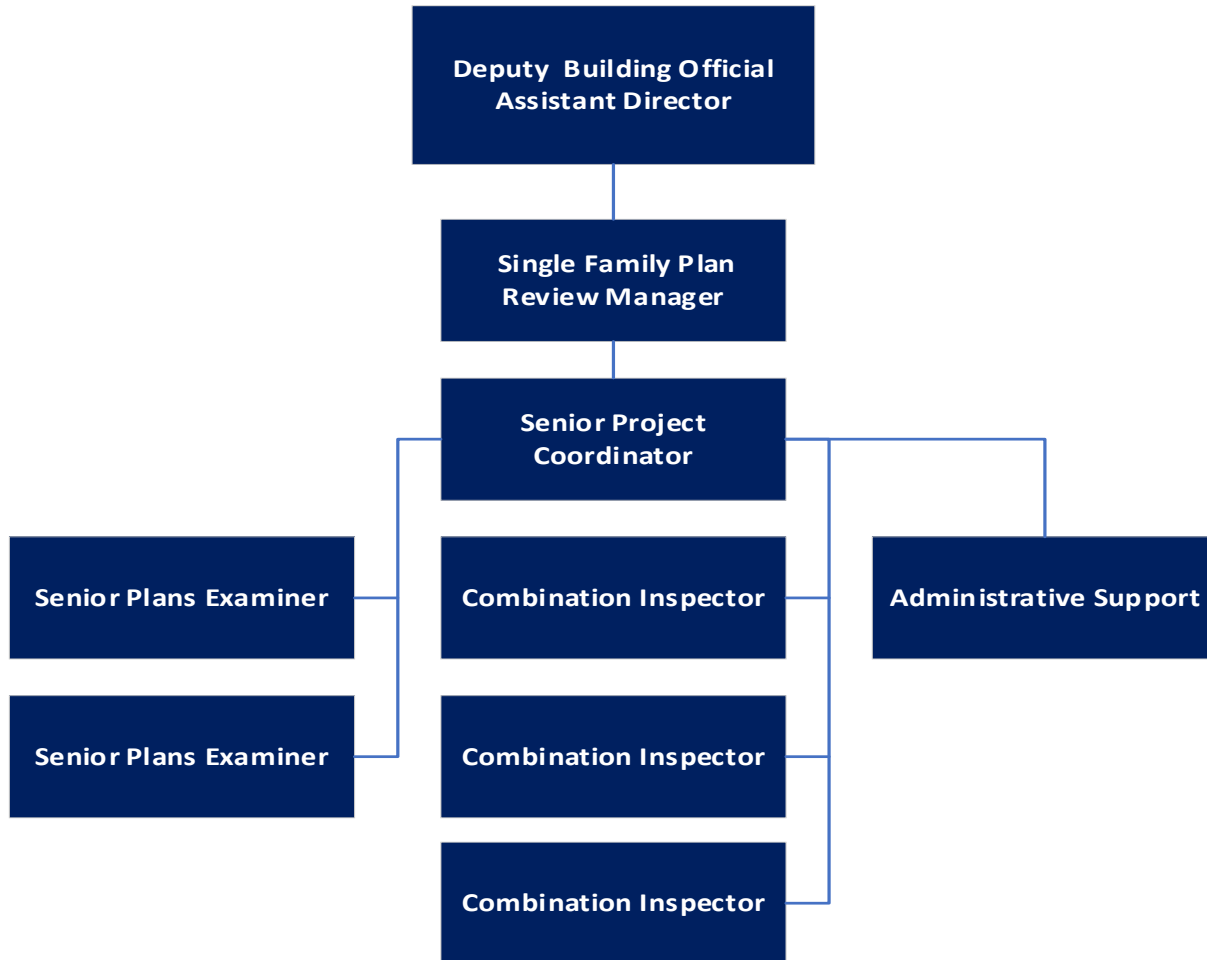
- Create a Development Services Department (DSD) Affordable Housing Team (January 31, 2023)
- Facilitate and proactively partner with developers
- DSD liaisons and subject matter experts
- Track project/metrics
 - Identify all project barriers and resolve thru the dedicated team
 - Align with Racial Equity Plan



Recommendations



Affordable Housing Team



Metrics



- Currently **497** Affordable Housing projects are in the permitting pipeline (As of March 15, 2023)
 - Cancelled: **18** (Applicant did not keep appointment)
 - In Review: **10**
 - Issued: **49**
 - Not Applied: **383** (Identified by the Housing Department but permits have not been submitted to DSD)



Metrics



- DSD to meet with Affordable Housing Developers on a quarterly basis
- Schedule preliminary building permit meetings with applicants within **5** business days after properties have been acquired
- Prescreen and review submitted building permits applications within **5** business days after complete submittal to DSD
- Perform scheduling building inspections on time **98%** of the time
- Proactively assess all **497** properties for required platting, water, and sewer utility availability in the next **90** days





Next Steps

- Launched Affordable Housing Team in January 31, 2023
- Meet and Greet with City Departments and Affordable Housing Developers each quarter in FY2023
 - First meeting will be hosted in April/May 2023
- Identify opportunities to support proactive replatting of City owned parcels (2nd Quarter of FY2023) or exemptions
- Track ongoing permitting prescreen, reviews, and inspection metrics for FY2023 and report to Economic Committee on quarterly basis





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